



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 25, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:26 P.M. in Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBER MICHAEL BUCKLEY, STEVEN EVANS, LAURA McSWAIN AND STEPHEN QUINN

EXCUSED: MEMBER BYRON GOYNES

STAFF PRESENT: JOHN KOSWAN - PLANNING & DEVELOPMENT, MARGO WHEELER - PLANNING & DEVELOPMENT, LAURA MARTIN - PLANNING & DEVELOPMENT, GARY LEOBOLD - PLANNING & DEVELOPMENT, CHERI EDELMAN - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:26 P.M.

ITEM 8 – U-0045-02, ITEM 9 – U-0047-02, ITEM 10 – U-0051-02 and ITEM 11 – Z-0068-01(1):

LAURA MARTIN, Planning and Development, began the Briefing by stating staff would like to have these items held in abeyance to the 8/22/2002 Planning Commission meeting in order for the applicant to provide staff with revised site plans.

ITEM 14 – U-0061-02:

MS. MARTIN stated that the applicant has requested this item be held in abeyance until the 8/22/2002 Planning Commission meeting in order to be better prepared. That request was just submitted to staff this afternoon.

ITEM 16 – GPA-0016-02, and ITEM 17 – Z-0039-02:

MS. MARTIN announced that the applicant has requested these items be held in abeyance until the 8/22/2002 Planning Commission meeting. The applicant did not give a reason for this abeyance request.

City of Las Vegas

PLANNING COMMISSION MEETING OF JULY 25, 2002 Planning and Development Department BRIEFING

MINUTES - Continued:

ITEM 21 – GPA –0021-02, and ITEM 22 – Z-0045-02:

MS. MARTIN noted that staff would like to have these items held in abeyance until the 8/22/2002 Planning Commission meeting in order to go before the Redevelopment Agency.

ITEM 24 – GPA-0023-02, ITEM 25 – Z-0048-02, and ITEM 26 – Z-0048-02(1):

MS. MARTIN stated that the applicant has requested these items be held in abeyance until the 8/22/2002 Planning Commission meeting in order to provide additional time for staff to review revisions to the plans. Staff has not received those revisions to the plans.

ITEM 28 – GPA-0026-02, ITEM 29 – Z-0050-02, and ITEM 30 – VAC-0053-02:

MS. MARTIN stated that in regard to Item 28 [GPA-0026-02] and Item 29 [Z-0050-02], the applicant has requested these items be held in abeyance to the 8/22/2002 Planning Commission meeting in order to address staff's comments. In regard to Item 30 [VAC-0053-02], that request is for the 9/26/2002 Planning Commission meeting, so an amendment to the Master Plan of Streets and Highways can be submitted, which designates Peak Drive as an essential right-of-way.

ITEM 34 – GPA-0029-02, ITEM 35 – Z-0052-02, and ITEM 36 – Z-0052-02(1):

MS. MARTIN noted the applicant has requested abeyance until the 10/24/2002 Planning Commission meeting in order to have time to submit a Major Modification and work with adjacent property owners.

ITEM 57 – U-0029-02, ITEM 58 – V-0022-02, and ITEM 59 – SD-0014-02:

MS. MARTIN stated the applicant has requested these items be held in abeyance to the 8/22/2002 Planning Commission meeting in order for the applicant to submit revised site plans and allow staff time to review them.

ITEM 73 – VAC-0051-02:

MS. MARTIN indicated that applicant has requested this item be held in abeyance to the 8/8/2002 Planning Commission meeting in order to be heard with a related Site Development Plan Review.

ITEM 77 – Z-0044-01(1):

MS. MARTIN stated that the applicant would like to have this item held in abeyance to the 8/22/2002 Planning Commission meeting in order to meet with COUNCILWOMAN McDONALD and submit revised plans.

City of Las Vegas

PLANNING COMMISSION MEETING OF JULY 25, 2002 Planning and Development Department BRIEFING

MINUTES – Continued:

ITEM 71 – U-0080-02:

MS. MARTIN stated that this is the only item on the agenda where the applicant has requested it be withdrawn. The withdrawal request was received by staff today and did not indicate whether their withdrawal request is with or without prejudice. It was determined that it be withdrawn without prejudice.

ITEM 82 – TA-0016-02:

JOHN KOSWAN, Planning and Development, requested this item be brought forward when Item 41 [GPA-0019-02] and Item 42 [Z-0043-02] are heard.

ITEM 12 – U-0018-95(2):

MS. MARTIN stated that staff is recommending denial of this application.

ITEM 15 – U-0067-02:

MS. MARTIN recommended denial of this application. There is a saturation of beer and wine in this area, and it conflicts with the Redevelopment Plan efforts.

COMMISSIONER BUCKLEY thought there should be a requirement in the licensing laws that address over saturation of beer and wine. That law could include loitering in front of these types of establishments and percentage of the area in the store devoted to liquor sales. DEPUTY CITY ATTORNEY BRYAN SCOTT added that the liquor laws are different in the downtown area. The licensing issue only addresses whether the applicant is able to operate his business responsibly.

ITEM 23 – Z-0044-02:

MS. MARTIN explained that staff is recommending denial of this application because it represents spot zoning.

ITEM 37 – GPA-0024-02, ITEM 38 – Z-0049-02, ITEM 39 – U-0076-02, and ITEM 40 – Z-0049-02(1):

MS. MARTIN noted that this is a project for used car sales. Staff is recommending denial because the project is not supported by the Centennial Hills Plan.

ITEM 53 – V-0044-02:

MS. MARTIN noted that there is a rezoning request related to this application. Staff is recommending denial of a Variance for parking. Staff does not find a hardship associated with this request. The applicant is proposing medical offices and a financial institution.

City of Las Vegas

PLANNING COMMISSION MEETING OF JULY 25, 2002 Planning and Development Department BRIEFING

MINUTES – Continued:

ITEM 61 – U-0055-89(3), ITEM 62 – U-0043-94(3), ITEM 63 – U-0043-94(4), and ITEM 64 - (U-0296-94(3):

MS. MARTIN indicated that these items are unrelated billboard reviews. Staff is recommending denial of these applications.

ITEM 66 – U-0072-02:

MS. MARTIN stated that staff is recommending denial of this application because this business is located near residential. The applicant already has a Special Use Permit for beer and wine sales.

ITEM 33 – Z-0051-02(1):

DAVID GUERRA, Public Works, pointed out that staff has been working with the developer on this request, and feels the issues have been worked out, but would like Condition 12 to remain in case there would be a change. CHERI EDELMAN, Public Works, added that this site is unusual. There are a lot of requirements, such as 120 feet of dedication on Moccasin Road. The applicant's site plan does not currently accommodate that dedication. Also, the Vacation of Leon Avenue is an issue.

ITEM 41 – GPA-0019-02, and ITEM 42 – Z-0043-02:

MR. KOSWAN pointed out that there is an 11" x 17" map to follow through on exhibits for these items.

BRIEFING ADJOURNED AT 5:39 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 25, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.KCLV.TV. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES (Arrived at 6:57 p.m.), LAURA McSWAIN AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT, JOHN KOSWAN - PLANNING & DEVELOPMENT, MARGO WHEELER - PLANNING & DEVELOPMENT, LAURA MARTIN - PLANNING & DEVELOPMENT, JOEL McCULLOCH - PLANNING & DEVELOPMENT, GARY LEOBOLD - PLANNING & DEVELOPMENT, JARED GERBER - PLANNING & DEVELOPMENT, CHERI EDELMAN - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

(6:03 - 6:04)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

SUBJECT:

Approval of the minutes of the June 27, 2002 Planning Commission Meeting

MOTION:

BUCKLEY - APPROVED – UNANIMOUS with TRUESDELL abstaining as he did not attend the meeting, QUINN voting only on the portion of the minutes from 7:28 P.M. when he was in attendance, and GOYNES excused

MINUTES:

There was no discussion.

(6:04 - 6:05)

1-47



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 25, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0037-02 - THE McNAMEE PARCEL - McNAMEE FAMILY PARTNERSHIP ON BEHALF OF REAL HOMES BY CENTEX HOMES - Request for a Tentative Map FOR A 157 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)
1-1320

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 1 - TM-0037-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Rezoning (Z-0012-02) and Site Development Plan review [Z-0012-02(1)].
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting a 20 foot wide equestrian trail along the Grand Teton Drive frontage proceeding northerly approximately 300 feet along the Al Carrison Street alignment shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. A twenty-foot wide Equestrian Trail, designed, constructed and maintained per City of Las Vegas standards, is required along the entire Grand Teton Drive frontage.
8. A bike route shall be incorporated in the design and construction of Grand Teton Drive.

Public Works

9. In addition to the public street dedication requirements identified in Rezoning Application Z-0012-02, dedicate an additional 5 feet of right-of-way for a total 20-foot radius at the southeast corner of Racel Street and Butler Street. Also, the Final Map for this site must show additional public street dedication for a right-turn lane and dual left turn lanes on Cimarron Road and Grand Teton Drive in accordance with Standard Drawing 201.1, and additional right-of-way for a bus turnout on Grand Teton Drive in accordance with Standard Drawing 234.1, unless the approved Traffic Impact Analysis specifically allows otherwise.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 1 - TM-0037-02

CONDITIONS – Continued:

10. In addition to the sewer requirements identified in Rezoning Application Z-0012-02, provide sewer stubs at locations and depths acceptable to the City Engineer. Also, extend public sewer in Racel Street to a location, in an alignment, and to the depth acceptable to the City Engineer. Provide public sewer easements for all public on-site and off-site sewer lines and located within the existing public street right-of-way prior to the recordation of any Final Maps for this site. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to construct this site to the existing public sewer system have been granted to the City.
11. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.
12. All drainage easements shall be located on common elements and shall be labeled “Public Drainage Easements to be privately maintained by the Home Owners Association”
13. The Final Map for this site shall identify public sewer easements in accordance with Condition #7 of Rezoning Application Z-0012-02 prior to recordation.
14. Site development to comply with all applicable conditions of approval for Z-0012-02 and all other site-related actions.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0043-02 - CIMMARON SPRINGS RANCH - CIMMARON-FRONTAGE, LIMITED LIABILITY COMPANY ON BEHALF OF THE KEITH COMPANIES, INC. - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 2.47 acres located adjacent to the southwest corner of Deer Springs Way and Cimarron Road (APN: 125-21-301-012), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 2 – TM-0043-02

CONDITIONS – Continued:

2. All development shall conform to the Town Center Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. All street improvements shall be consistent with the Town Center Development Standards for Town Center Loop Roads and Town Center Collector Streets.
7. A Multi-Use Trail, designed and constructed per Town Center Development Standards, is required connecting the required trail along the south side of Deer Springs Way across Cimarron Road, and then proceeding along the west side of Cimarron Road to the north perimeter of the property.
8. The applicant shall grant a multi-use trail easement outside the public right-of-way, and shall construct and privately maintain such trail concurrent with development of this site. The transportation trail path within the multi-use trail may be deeded to and maintained by the City.

Public Works

9. Dedicate an additional one-foot for a total half-street right-of-way width of 41 foot for the west half of Cimarron Road per the approved civil plans. Dedicate an additional 29 feet for a total radius of 54 feet on the northwest corner of Cimarron Road and Sky Point Drive.
10. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Final Map.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 2 – TM-0043-02

CONDITIONS – Continued:

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, issuance of any permits, or the recordation of a Final Map for this subdivision-site, whichever may occur first.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Z-76-98(3) and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0045-02 - HILLSTONE AT THE SUMMERLIN VISTAS - HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 144 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.9 acres adjacent to the east side of Vista Run Drive, approximately 1,250 feet south of Alta Drive (a portion of APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 3 – TM-0045-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Summerlin Development Plan Review (SV-0042-97) and the Summerlin Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The overall map for Summerlin Vistas Village 20 – Unit 1 must record prior to the recordation of a Final Map for this site.
7. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Vista Run Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way.
9. Prior to the submittal of construction drawings for this site, obtain written approval from the City Engineer for the proposed non-standard radii for the curves and the cul-de-sacs.
10. A Master Streetlight Plan for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
11. Provide a minimum of two lanes of paved legal access to this site prior to occupancy of any units within this development.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 3 – TM-0045-02

CONDITIONS – Continued:

12. Provide public sewer easements for all public on-site and off-site sewer lines not located within existing public street right-of-way, such as the off-site sewer proposed across the adjacent parcel to the east, Parcel ES-1, prior to the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Also, drivable access must be maintained for all manholes within the public sewer easement.
13. Public drainage easements, such as the one proposed on Lot 43, must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
14. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20, the Master Drainage Study and Traffic Impact Analysis for Summerlin Village 20, the Summerlin Development Standards and all other site-related actions.
15. A site-specific Drainage Plan and Technical Drainage Study update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0046-02 - SUMMERFIELD AT THE SUMMERLIN VISTAS - HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 13.9 acres adjacent to the west side of Park Vista Drive, approximately 1,215 feet south of Alta Drive (a portion of APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 4 - TM-0046-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Summerlin Development Plan Review (SV-0042-97) and the Summerlin Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The overall map for Summerlin Vistas Village 20 – Unit 1 must record prior to the recordation of a Final Map for this site.
7. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Park Vista Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Prior to the submittal of construction drawings for this site, obtain written approval from the City Engineer for the proposed non-standard knuckles and cul-de-sacs.
9. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way.
10. A Master Streetlight Plan for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 4 - TM-0046-02

CONDITIONS – Continued:

11. Provide a minimum of two lanes of paved legal access to this site prior to occupancy of any units within this development.
12. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. Public drainage easements, such as the one proposed between Lots 40 and 41, must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
14. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20, the Master Drainage Study and Traffic Impact Analysis for Summerlin Village 20, the Summerlin Development Standards and all other site-related actions.
15. A site-specific Drainage Plan and Technical Drainage Study update must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0011-00(2) - LADISLAO AND ESTELA HERNANDEZ, ET AL - Request for an Extension of Time of an approved Rezoning (Z-0011-00) on 0.51 acres on the west side of Eastern Avenue, approximately 70 feet north of Wilson Avenue (APN: 139-26-811-071, 072 and 073), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Offices and Parking), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 5 – Z-0011-00(2)

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire two years from the date of final approval, unless an Extension of Time is granted by the City Council.
2. Conformance with the conditions of approval for Rezoning (Z-0011-00) and all site-related actions, as required by the Planning and Development Department.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0026-02(A) - McDANIEL FAMILY TRUST - Petition to annex 5.0 acres of land generally located on the east side of Fort Apache Road, 660 feet south of Elkhorn Road (APN: 125-20-101-010), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0027-02(A) - WILLIAM PARKER - Petition to annex 4.96 acres of land generally located on the south side of Lone Mountain Road, 330 feet east of Puli Road (APN: 137-01-101-002), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL - APPROVED Items 1 through 7 subject to conditions - UNANIMOUS with BUCKLEY abstaining on Item 1, Item 3 and Item 4 as Centex Homes and Howard Hughes Corporation are clients of his law firm, GALATI abstaining on Item 3 and Item 4 as Howard Hughes Corporation is a client of his architectural firm, and McSWAIN abstaining on Item 1 as Centex Homes is a client of her firm

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:42 – 6:44)

1-1320

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0045-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 22, 2002 in an effort to provide the applicant time to submit revised site plans.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that staff would like to have Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] held in abeyance until the 8/22/2002 Planning Commission meeting in order for the applicant to provide staff with revised site plans.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 8 – U-0045-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] was held under Item 8 [U-0045-02].

(6:07)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0047-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 22, 2002 in an effort to provide the applicant time to submit revised site plans.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that staff would like to have Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] held in abeyance until the 8/22/2002 Planning Commission meeting in order for the applicant to provide staff with revised site plans.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 9 – U-0047-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] was held under Item 8 [U-0045-02].

(6:07)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0051-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 22, 2002 in an effort to provide the applicant time to submit revised site plans.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that staff would like to have Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] held in abeyance until the 8/22/2002 Planning Commission meeting in order for the applicant to provide staff with revised site plans.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 10 - U-0051-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] was held under Item 8 [U-0045-02].

(6:07)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0068-01(1) - BRIAN AND JULIE LEE & GARY LICKER - Request for a Site Development Plan Review and a Reduction in the Amount of Landscape Planter Finger Islands FOR A 22,708 SQUARE FOOT COMMERCIAL CENTER adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 22, 2002 in an effort to provide the applicant time to submit revised site plans.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that staff would like to have Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] held in abeyance until the 8/22/2002 Planning Commission meeting in order for the applicant to provide staff with revised site plans.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 11 – Z-0068-01(1)

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8 [U-0045-02], Item 9 [U-0047-02], Item 10 [U-0051-02] and Item 11 [Z-0068-01(1)] was held under Item 8 [U-0045-02].

(6:07)

1-110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0018-95(2) - Z & Z INVESTMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with QUINN voting NO and GOYNES excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this use no longer meets the standards because there is substantial change occurring in the area, including development of single-family residences located less than 300 feet from the subject sign. Staff recommended denial.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. She disagreed with staff's recommendation.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 12 – U-0018-95(2)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:44 - 6:45)
1-1370

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0005-97(1) - RAINBOW/ CHARLESTON MINI MART, LIMITED PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1080 South Rainbow Boulevard (APN: 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions - UNANIMOUS with GALATI voting NO and GOYNES excused

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not changed to the degree that this sign no longer meets the standards of approval for this request. This Special Use Permit is appropriate subject to a four-year review. Staff recommended approval subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared in order to represent the application. She concurred with the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 13 – U-0005-97(1)

MINUTES – Continued:

COMMISSIONER TRUESDELL asked if the billboard companies are identifying outdated boards they would be removing. MS. COTA responded that Lamar Outdoor Advertising has removed 30 billboards as of this date and identified 32 more billboards that will be removed. She offered to provide the Commission with a list of the locations of those outdated billboards. A lot of the billboards have long-term contracts.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:45 - 6:49)

1-1440

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

11

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant would like to have this item held in abeyance until the 8/22/2002 Planning Commission meeting. They want to be properly prepared for the meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:08)

1-125

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0067-02 - ATS 1998 TRUST, ET AL ON BEHALF OF MULUGETA BOUR - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED MARKET (4TH STREET MARKET) at 113 North Fourth Street (APN: 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED – UNANIMOUS with McSWAIN and QUINN voting NO

This is final action.

NOTE: COMMISSIONER TRUESDELL stated that his office is in this immediate area, but that would not affect his ability to make a fair and unbiased judgment on this item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the location of this property is within the Downtown Redevelopment area. Redevelopment efforts are not limited to physical improvements, but include an evaluation of existing and proposed uses to insure that the uses do not preclude redevelopment efforts. Alcohol is readily available in this area of the city and the Downtown Centennial Plan encourages a diversity of uses. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 15 – U-0067-02

MINUTES – Continued:

ATTORNEY GARRY HAYES, 3777 Pecos McLeod, appeared on behalf of and with MULUGETA BOUR, operator of store, and PHILIP J. COHEN, landlord. They would be agreeable to a review period and not sell individual containers of any size of beer, wine coolers or screw cap wine. The store sells food, cleaning supplies, pet food, etc., to employees from various downtown businesses, tourists, and residents living in the downtown area. The applicant originally had a store at the corner of Ogden Avenue and Third Street. This would be a relocation of that store. The operator has tried to comply with the ordinances, run a clean operation, and is on the premises. They meet all the distance restrictions.

He pointed out that there is a 7/11 store on Las Vegas Boulevard and Fremont Street, which has a smaller inventory of food and non-beer and wine products. There is a similar operation near the Fremont Hotel that has been there for a while and an ABC store on Fremont Street. That is not a saturation of the sale of beer and wine. This is a use that is allowed in C-2 (General Commercial) zoning.

Part of the Redevelopment Plan is to bring in new businesses, open stores, and have a variety of uses. This operator plans to expand this store if it is successful.

There has been discussion that this type of use contributes to loitering, panhandling, petty crimes and public indecency. There is no evidence that this location contributes to those activities. If that would be a concern there can be enforcement through the Business Licensing. MR. BOUR did not have a license to sell beer and wine at his former location.

PHILIP J. COHEN, 1905 Plaza De Cordero, appeared on behalf of the application and stated that this individual is hard working and runs a clean operation at his present location.

TODD FARLOW, 240 North 19th Street, appeared in protest. When he went into the applicant's present store the coolers were empty in the back. There is a sign indicating beer and wine for sale. He noted there was drug paraphernalia.

DAN CONTRARAS, Bonanza Village, appeared in protest. There is no need for another store to sell beer and wine in the downtown area. There is no security around this immediate area. At his present location the applicant sells questionable pipes. If this is approved, there should be a condition that this business would terminate if drug paraphernalia were sold or there were problems outside the store.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 15 – U-0067-02

MINUTES – Continued:

MULUGETA BOUR, 8316 West Rochelle Street, stated that his store is the only one in the area and he does not sell drug paraphernalia. He has only been at his present location for a little over two weeks.

COMMISSIONER EVANS did not think this business would enhance the downtown.

ROBERT GENZER, Planning and Development, announced that he had received an E-mail from Business Licensing for the City indicating an inspection of the present store did not find any drug paraphernalia.

COMMISSIONER McSWAIN noted that the downtown hotels bring beer and wine into the street when they have special events.

COMMISSIONER BUCKLEY asked how much space would be devoted to the sale of beer and wine. MR. McCULLOCH thought the requirement is no more than 5% of the store devoted to the sale of beer and wine.

COMMISSIONER TRUESDELL pointed out the liquor stores in the downtown area. The applicant should establish his business through better operations. He is concerned that this operator will not be able to keep the bad elements away from this business. Additionally, this business might prevent the betterment of the area. It seems that everyone wants to take a shortcut in operating their business.

COMMISSIONER GOYNES verified with MR. BOUR that he will not be cashing paychecks or money orders and that the store will be open from 8:00 a.m. to 11:00 p.m.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER GOYNES arrived at the meeting at 6:57 p.m.

(6:57 – 7:25)

1-1860

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0016-02 - JOHN ELLIOT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the applicant has requested Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] be held in abeyance until the 8/22/2002 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] was held under Item 16 [GPA-0016-02].

(6:08)

1-135

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0039-02 - JOHN ELLIOT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), PROPOSED USE: TWO-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that the applicant has requested Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] be held in abeyance until the 8/22/2002 Planning Commission meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [GPA-0016-02] and Item 17 [Z-0039-02] was held under Item 16 [GPA-0016-02].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JULY 25, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - GPA-0022-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request to amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: PF (Public Facility) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

14

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Approval

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESEDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this is a request to change the General Plan land use designation of several properties in the vicinity of Madison Avenue and "F" Street from M (Medium Density Residential) to PF (Public Facility). The applicant would like to have accessory parking on a number of sites around the church, which is located at 1117 North "F" Street. The applicant stated in a letter submitted to staff that numerous vehicles that park on city streets around the church would no longer be a burden to homeowners. A change in zoning to C-V (Civic) for which a change in land use classification is required pre-empts the applicant from

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 18 – GPA-0022-02

MINUTES – Continued:

having to apply for a Special Use Permit for a church use each time the church officials wish to establish a parking lot. Site plans still must be submitted to the City for approval.

The applicant held a neighborhood meeting on 7/23/2002 at the church and two persons attended. Those persons felt parking lots in residential areas detract from the appearance of the neighborhood. They also wanted the vacant lots owned by the church to be kept free of trash and debris. However, they were not opposed to the subject request, but preferred that the property south of Jefferson Avenue be deleted.

Staff recommended approval except for the parcel located south of Jefferson Avenue (APN: 139-27-210-072) that is located between two dwellings and separated from the other parcels.

PASTOR LEON SMITH, Pentecostal Temple Church of God in Christ, 8520 Highland View Avenue, said they would like to improve the parking lot. He did not object to the one parcel on Jefferson Avenue being deleted from this application.

TODD FARLOW, 240 North 19th Street, noted that a couple of years ago the West Las Vegas Neighborhood Plan Committee was established to study this area and make recommendations as to how to make improvements.

DAN CONTRARAS, Bonanza Village, appeared indicating he does not want the landscaping minimized. He was also concerned about security in the parking lot when there are no church services.

COMMISSIONER GOYNES asked why the applicant wants to reduce the landscaping. PASTOR SMITH responded that the church owns the adjacent property to the parking lot and would like to use 52' x 20' of it for landscaping so they do not lose any of the requested parking spaces. They do not plan to reduce the landscaping, just prefer to have it on the other properties.

COMMISSIONER GOYNES hopes the church will reach out into the community, not just the membership of the church, but for the child care development center portion.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 18 – GPA-0022-02

MINUTES – Continued:

COMMISSIONER TRUESDELL commented that within three or four blocks of this property it is mainly developed with churches and parking lots and very few homes. There is no sense of a neighborhood in the area. PASTOR SMITH responded that they plan to add a four-plex for senior citizen housing. With this proposal they are just trying to get the vehicles off the streets. COMMISSIONER TRUESDELL noted that redevelopment is funded by tax increment financing, which comes from development. There does not seem to be a tax base in this area. He felt that as a church there would be a concern that the members live near the church.

COMMISSIONER McSWAIN asked what provisions for parking were addressed at the time the church was built. PASTOR SMITH indicated that this church dates back to 1941 when parking was not an issue, and he was not involved with the church at that time.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 19 [Z-0047-02] and Item 20 [Z-0047-02(1).] for related discussion.

(7:25 – 7:47)

1-3220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0047-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

14

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESELLE voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this rezoning to a C-V (Civic) district and subsequent religious use will be compatible with the surrounding land uses and districts and that it will provide uniform zoning for all the subject properties owned by the church. There is a condition that the stand-alone parcel south of Jefferson Avenue be eliminated from this rezoning application. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 19 – Z-0047-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 18 [GPA-0022-02] and Item 19 [Z-0047-02.] for related discussion.

(7:25 – 7:47)

1-3220

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment by the City Council to a PF (Public Facility) land use designation for the subject parcels.
2. A Resolution of Intent with a two-year time limit.
3. The application shall be amended to delete APN: 139-27-210-072 from the Rezoning request.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Dedicate a 20 foot radius on the northwest corner of Madison Avenue and “F” Street, a 20 foot radius at the southwest corner of Madison Avenue and “F” Street, a 20 foot radius at the northwest corner of Jefferson Avenue and “F” Street, a 20 foot radius at the southeast corner of Madison Avenue and “F” Street, a 20 foot radius at the southeast corner of Madison Avenue and “G” Street, and a 20 foot radius at the northeast corner of Jefferson Avenue and “G” Street prior to the issuance of any permits. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in preparing the necessary documentation.
6. Construct full-width alley paving adjacent to each of the parcels comprising this overall site concurrent with on-site development activities. Construction of alley improvements may be phased to coincide with the phased development of these parcels; final construction requirements shall be determined at the time of approval of individual Site Development Plan Reviews.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 19 – Z-0047-02

CONDITIONS – Continued:

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
8. Landscape and maintain all unimproved rights-of-way on “F” Street, “G” Street, Jefferson Avenue, and Madison Avenue adjacent to this site concurrent with on-site development activities.
9. Submit appropriate Encroachment Agreements for all landscaping and private improvements located in the “F” Street, “G” Street, Jefferson Avenue and Madison Avenue public rights-of-way adjacent to this site prior to occupancy of this site as each parcel develops.
10. A Drainage Plan and Technical Drainage Study for all parcels contained in this Rezoning Request must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0047-02(1) - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request for a Site Development Plan Review and a Reduction in the Required On-site Landscaping FOR AN OFF-SITE PARKING LOT on 0.33 acres at 612 and 616 Madison Avenue (APN: 139-27-210-008 and 009), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

14

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESELLE voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the off-site parking lot will service overflow parking for the church located directly across the street to the south. The site plan does not indicate any perimeter and parking lot landscaping for the 42-space parking lot. The submitted site plan indicates paving that extends across the entire lot with no landscaping, which is not desirable in a residential area. There is a condition for site redesign and landscaping to offset the impact of the proposed parking lot, which includes a 15-foot landscaping planter along Madison Avenue, eight feet on the west side and five feet on the rear. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 20 – Z-0047-02(1)

MINUTES – Continued:

ROBERT GENZER, Planning and Development, explained that the applicant submitted a letter to staff at this meeting questioning a couple of the conditions. One condition is in terms of the block wall and landscaping. He recommended that this item be approved as it is written and staff will work with the applicant prior to the City Council meeting to resolve any issues on those conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER McSWAIN indicated that she tries to look at many of the properties prior to the Planning Commission meetings, but would prefer to see more pictures in the back-up materials.

NOTE: See Item 18 [GPA-0022-02] and Item 19 [Z-0047-02.] for related discussion.

(7:25 – 7:47)

1-3220

CONDITIONS:

Planning and Development

1. Approval by the City Council of a General Plan Amendment to a PF (Public Facility) land use designation and a Rezoning to a C-V (Civic) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. The applicant shall meet with Planning and Development staff and a Traffic Engineering Representative in Land Development for assistance in the redesign of the parking lot layout, on-site circulation and driveway access prior to the issuance of any permits.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide a minimum fifteen-foot wide landscape planter along Madison Avenue; an eight-foot wide landscape planter along the west (side) property line; and a five-foot wide landscape planter along the north (rear) property line. All landscape planters shall consist of 24-inch box trees spaced twenty feet on center and appropriate shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.

PLANNING COMMISSION MEETING OF JULY 25, 2002

Planning and Development Department

Item 20 – Z-0047-02(1)

CONDITIONS – Continued:

6. The applicant shall construct a six-foot tall decorative block wall, with at least 20 percent contrasting materials, along the west property line where no block wall exists, utilizing Title 19A standards for the adjacent zoning district for wall heights. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. If it is determined the existing conditions on the property adjacent to the west property line of the subject site, deem the six-foot tall decorative block wall to be impracticable; the applicant shall meet with Planning and Development Department staff for assistance in determining a mutually acceptable alternative to the block wall requirement.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Construct full-width alley paving adjacent to this site and extend the paving eastward to “F” Street and construct sidewalk ramps on the north and south side of the alley at “F” Street concurrent with development of this site.
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 20 – Z-0047-02(1)

MINUTES – Continued:

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Site development to comply with all applicable conditions of approval for Z-0047-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0021-02 - DAVID LITVAK, ET AL - Request to amend the Las Vegas Redevelopment Plan FROM: Civic (9B) TO: Commercial and Medium Residential (3) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040, 041 and 139-27-804-003,), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated staff would like to have Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] held in abeyance until the 8/22/2002 Planning Commission meeting in order for these items to go before the Redevelopment Agency.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] was held under Item 21 [GPA-0021-02].

(6:09)

1-145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0045-02 - DAVID LITVAK, ET AL - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040, 041 and 139-27-804-003), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated staff would like to have Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] held in abeyance until the 8/22/2002 Planning Commission meeting in order for these items to go before the Redevelopment Agency.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [GPA-0021-02] and Item 22 [Z-0045-02] was held under Item 21 [GPA-0021-02].

(6:09)

1-145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

PUBLIC HEARING - Z-0044-02 - DAVID LITVAK - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.16 acres at 412 North 7th Street (APN: 139-34-512-039), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	8
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letters In Approval

MOTION:

QUINN – ABEYANCE to the 8/22/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant's request to rezone this property from R-4 (High Density Residential) to C-2 (General Commercial) would result in spot zoning, which is defined as a *Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan*. The majority of the properties within the immediate vicinity of the subject parcel are zoned R-4 (High Density Residential) and that no C-2 (General Commercial) zoning is immediately adjacent to the subject parcel. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 23 – Z-0044-02

MINUTES – Continued:

DAVID LITVAK, 412 North 7th Street, appeared in order to represent the application. This is a project that will add value to downtown. It will take a rundown crime ridden area and transform it into a design district. They want to be part of the Mayor's Redevelopment Plan. Timeless hours have been put in to restore these homes to their original condition inasmuch as they want to maintain the historic value of these 1930's properties and create a design district used for showrooms, design, and architectural offices selling to the trade only.

VERONICA HOLMES, 412 North 7th Street, appeared in order to represent the application. To the south on 7th Street is primarily lawyers' offices. There are six homes surrounding the subject property that are owner occupied. They are near the freeway, which creates a lot of noise. The City's Human Resource building is to the left and to the right is a rundown piece of property that is housed by about 14 people. The landlord does not live there. There is City parking nearby. They want to convert the front part of the property into a design district and live in the cottage in the back. They are not trying to change the neighborhood, just upgrade it. They want to keep the old houses intact. Landscaping is needed. The neighbors are in favor of their proposal and some of them have written letters stating their approval. This could help the new Furniture Mart that will be coming to downtown Las Vegas.

TODD FARLOW, 240 North 19th Street, appeared in approval. These people have done very nice work on their other projects. He likes to see older houses restored.

JOSEPH CLARK, 512 and 509 North 7th Street, appeared in approval. He lives on the north side of the freeway. It is not easy to live in and renovate properties. The applicants are good role models.

AL GALLEGOS, Citizen of Las Vegas, appeared in approval. He is in favor of anything that will improve the area where he lives.

DAVID GUERRA, Public Works, requested Condition 3 be modified by adding: *The alley behind this property is scheduled to be reconstructed with the City's Downtown Rehabilitation Project; therefore, no improvements to the alley are required at this time.*

PLANNING COMMISSION MEETING OF JULY 15, 2002
Planning and Development Department
Item 23 – Z-0044-02

MINUTES – Continued:

CHAIRMAN GALATI questioned whether the code allows a person to live and work in a C-2 (General Commercial) zone. ROBERT GENZER, Planning and Development, indicated that staff was unaware the applicants plan to live and work on the subject property. In order to live and work in any location they would have to be in a PD (Planned Development) zone. C-2 (General Commercial) zoning only allows the commercial aspect.

COMMISSIONER BUCKLEY commented that these people are doing what the City wants to be done in the downtown area and it should be an easier process.

COMMISSIONER McSWAIN wondered what would happen if the applicants are not allowed to live on the premises. MS. HOLMES responded that they would find another house to live in on 7th Street. MR. GENZER stated that if the intent is to live and work at this location the applicants will need a PD (Planned Development) zone. Therefore, this request would have to be held in abeyance and re-noticed as PD (Planned Development). MS. HOLMES responded that they would prefer this application go forward to the City Council and not held in abeyance. The only reason they own two houses is because they belonged to the same estate. A third house in this immediate area has been offered to them. They had originally requested C-1 (Limited Commercial).

CHAIRMAN GALATI felt the entire neighborhood should be reviewed if it is going to be a live/work area. His main concern was the C-2 (General Commercial) zoning allows a lot of uses and if the property should change ownership, the purpose could change.

COMMISSIONER TRUESDELL felt this application should be held in abeyance and come back with an area plan that would involve a live/work situation. Perhaps it could incorporate all the way down to Ninth Street.

COMMISSIONER McSWAIN directed staff to look into a neighborhood plan. MR. GENZER stated that staff would be willing to look into a neighborhood plan, but that it would not be done in thirty days.

COMMISSIONER BUCKLEY remarked that he does not want to see just plain commercial zoning for the area.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:47 – 8:17)

2-470

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0023-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

102

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not applicable
3. Staff Report
4. Submitted At Meeting – Petition In Opposition

MOTION:

QUINN – ABEYANCE of Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] to the 9/26/2002 Planning Commission meeting and applicant to pay for re-notification - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to allow staff time to review revisions to the plans.

JOSEPH HANSON, 8102 McKenzie Court, thought this abeyance request would automatically be given to the applicant. He wondered why the applicant is not present. He will be out of town on 8/22/2002 so he would prefer it be heard at this meeting. CHAIRMAN GALATI responded that the Planning Commission does not always hold items in abeyance even though there has been a request by the applicant.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 24 – GPA-0023-02

MINUTES – Continued:

LINDA MAPLE THORPE, 8310 Fisher Avenue, appeared in protest. This proposal should follow the Master Plan. She was unsure whether this item should be discussed at this meeting because quite a few people are not at this meeting. The neighbors thought this item would be held in abeyance.

PHILIP RESTIFO, 8101 West Rosada Way, appeared in protest. He has attended two meetings in regard to this request. He would like to have this item heard at this meeting.

RICHARD BAINES, 4125 Snow Peddle Court, felt this application should be heard at this meeting.

CARMAN THOMPSON, 8300 West Fisher, said she would like to move forward with this proposal, so she would like it discussed at this meeting.

LYNN POLLOM, 8200 West Washburn Road, said she would like to discuss this item since she will not be able to attend the 8/22/2002 meeting. She would like to see any changes the applicant makes to the site plan. ROBERT GENZER, Planning and Development, indicated that anyone can go to the Planning and Development Department and review the plans and map. Once this item is approved by the City Council, the applicant cannot make any significant changes. CHAIRMAN GALATI added that the Planning Commission can only vote on what has been presented to them.

ROBERT ROEBUCK, 8425 West Washburn Road, submitted a petition in opposition to this plan.

PETER ATKINSON, 5036 North Lisa Lane, noted that his street is surrounded on three sides by this new development. He would prefer this item be held in abeyance since some of the neighbors have already left the meeting.

KAY GILBERT PAXTON, 8210 West Washburn Road, felt she would like this item heard at this meeting because it is difficult for her to come to these meetings.

JULIE NUSBAUM, 8753 Fisher Avenue, requested this item be heard at this meeting. It is difficult for her to leave work early to attend these meetings.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 24 – GPA-0023-02

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. The applicant held two neighborhood meetings on this application. Subsequently, the plans are being revised and will be submitted to staff.

COMMISSIONER McSWAIN asked if the revised plans are more in keeping with what the neighbors have requested.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion for Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] was held under Item 24 [GPA-0023-02].

(6:16 – 6:30)

1-420

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

102

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Opposition

MOTION:

TRUESEL – ABEYANCE of Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] to the 9/26/2002 Planning Commission meeting and applicant to pay for re-notification - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to allow staff time to review revisions to the plans.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion for Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] was held under Item 24 [GPA-0023-02].

(6:16 – 6:30)

1-420

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: -PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

102

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Opposition

MOTION:

TRUESEL – ABEYANCE of Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] to the 9/26/2002 Planning Commission meeting and applicant to pay for re-notification - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to allow staff time to review revisions to the plans.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion for Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] was held under Item 24 [GPA-0023-02].

(6:16 – 6:30)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0025-02 - TROP-JONES ON BEHALF OF U.S. HOMES CORPORATION - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on approximately 10 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard (APN: 125-26-604-005, 006, 010, and 011), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as the applicant is a client of her firm

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this application would change the General Plan land use designation of this property located at the northwest corner of Tropical Parkway and Jones Boulevard from DR (Desert Rural Density Residential) to R (Rural Density Residential). That area is located between 10 acres of R (Rural Density Residential) immediately to the north of this site and 10 acres of R (Rural Density Residential) to the south of

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 27 - GPA-0025-02

MINUTES – Continued:

this site. If this is approved with the R (Rural Density Residential) parcels to the north, a 660 foot buffer would be established between the DR (Desert Rural Density Residential) to the west of the site and Jones Boulevard. Such a buffer would be an effective boundary, which will hinder further conversion of land to the west of the site to higher density and intensity of use. The proposed density will provide a boundary and logical transition from Jones Boulevard and the higher density development to the east. That would re-enforce Bronco Street as the evolving boundary between R (Rural) and DR (Desert Rural Density Residential) in the neighborhood. On 7/2/2002 a neighborhood meeting, sponsored by the applicant, was held. Nine persons attended and the main concerns were the prices, sizes of the homes and lots, two story homes next to existing single story homes, and access to the subdivision. Staff recommended approval.

RUSSELL SKUSE, Tetra Tech Engineering, 401 North Buffalo Drive, #100, appeared on behalf of the applicant.

NORMAN BROWN, 6260 West Tropical Parkway, appeared in protest. He wants the neighborhood to remain R-E (Rural Estates) for custom homes. He feels this application is for lower quality tract homes. He wants his area to remain the same as it is at the present time.

RICHARD CANDILIERE, 6271 Bull Ring Lane, appeared in protest. He was unable to attend the neighborhood meeting last month. He objected to the size and density of the homes. If they put in a gate on Bull Ring Lane to limit access to the applicant's property, that would also cut off access to his neighborhood. This will degrade the neighborhood.

CHAIRMAN GALATI clarified that the zoning and site plan are not before the Planning Commission at this meeting and that only the General Plan will be amended. This application is just amending the General Plan. Changing from DR (Desert Rural Density Residential) to R (Rural Density Residential) would allow up to 3.5 units per acre.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:17 – 8:25)

1-1500

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0026-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southwest Sector Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

81

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 28 [GPA-0026-02] and Item 29 [Z-0050-02] to the 8/22/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 28 [GPA-0026-02] and Item 29 [Z-0050-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to address staff's comments.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 28 – GPA-0026-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-0026-02] and Item 29 [Z-0050-02] was held under Item 28 [GPA-0026-02].

(6:10)
1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

81

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 28 [GPA-0026-02], Item 29 [Z-0050-02] and Item 30 [VAC-0053-02] to the 8/22/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 28 [GPA-0026-02] and Item 29 [Z-0050-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to address staff's comments.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 29 – Z-0050-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:10)
1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0053-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Petition to vacate the south 30 feet of Peak Drive generally located west of Jones Boulevard, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the September 26, 2002 Planning Commission meeting in an effort to provide the applicant time to submit an application to Amend the Master Plan of Streets and Highways.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested this item be held in abeyance until the 9/26/2002 Planning Commission meeting in order to submit an application to amend the Master Plan of Streets and Highways.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:10)

1-190

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0027-02 - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) and PF (Public Facilities) TO: R (Rural Density Residential) on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL – APPROVED – UNANIMOUS with McSWAIN abstaining as Donald Romano is the owner of this property and a client of her firm

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this application is a request to change the General Plan land use designation of the subject property located at the northeast corner of Jones Boulevard and Iron Mountain Road from DR (Desert Rural Density Residential) and PF (Public Facilities) to R (Rural Density Residential). The largest portion of the application is on the northwest corner of Jones Boulevard and Iron Mountain Road. It is one of three contiguous 40 acre pieces of DR (Desert Rural) that is surrounded on three sides by large public facility areas along the south side of Log Cabin Way between Jones Boulevard and Bradley Road. To the south of this area are two 40 acre areas that have a density maximum of at least 3.5 dwelling units per acre up to a maximum density of 5.5 dwelling units per acre.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 31 – GPA-0028-02

MINUTES – Continued:

MR. KOSWAN continued by saying that the first public facility is directly south of the largest parcel in this application. In light of that, an upgrade of the northern limit of the Iron Mountain area to a density greater than two dwelling units would not adversely affect the area. By being surrounded by areas designated as a Public Facility or having a greater or equal planned density, the proposed density would not be incompatible with the surrounding area. With the expected large lot subdivision, the density would be no greater than the very few existing single-family homes in the area.

On 6/27/2002 a neighborhood meeting sponsored by the applicant was held with seven persons in attendance. They spoke favorably about the density and design of the project.

This item was heard at a County Commission meeting on 7/17/2002 and they rendered no recommendation. Staff recommended approval.

CHRIS ARMSTRONG, Carter & Burgess, Inc., 6655 Bermuda Road, appeared on behalf of the applicant. They met with some of the neighbors in the area in addition to the neighborhood meeting. In discussions with Beverly Blaskey, she requested coach style lights and the exterior of the lighting to be consistent with the Iron Mountain Ranch standards. He concurred with staff's conditions.

CHERI EDELMAN, Public Works, requested that the applicant work with staff prior to the City Council meeting in regard to the two requests in Beverly Blaskey's letter, which was not submitted to the Clerk.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 32 [Z-0051-02] and Item 33 [Z-0051-02(1)] for related discussion.

(9:24 – 9:32)

3- 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0051-02 - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), [PROPOSED USE: 172-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELLE – APPROVED – UNANIMOUS with McSWAIN abstaining as Donald Romano is the owner of this property and a client of her firm

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) will be consistent with the proposed General Plan designation of R (Rural Density Residential), which allows up to 3.49 units per acre. In addition, staff finds that the proposed density is compatible with surrounding densities in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 32 – Z-0051-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 31 [GPA-0027-02] and Item 33 [Z-0051-02(1)] for related discussion.
(9:24 – 9:32)

3-40

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Vacation Application to vacate Leon Avenue; such Vacation application shall be acted upon by the City Council prior to the approval of a Tentative Map for this site and the Order of Vacation shall record prior to the recordation of a Final Map overlying this site. The Vacation application shall show how all the affected parcels, particularly APN: 125-01-402-006, will continue to have serviceable legal access. If the Vacation for Leon Avenue is not approved, the Tentative Map for this site shall show 30 feet of right-of-way offered for dedication, as well as appropriate radii.
4. Dedicate or obtain dedication for appropriate right-of-way for up to the full 120 foot width of Moccasin Road adjacent to this site, unless an amendment to the Master Plan of Streets and Highways is approved by City Council allowing a lesser width. Also, dedicate 30 feet of right-of-way adjacent to this site for Gilbert Avenue, 40 feet for Jones Boulevard, 40 feet for Iron Mountain Road, a 25 foot radius at the northeast corner of Jones Boulevard and Iron Mountain Road with an appropriate traffic signal chord easement, and a 20 foot radius at the southeast corner of Jones Boulevard and Gilbert Avenue. Additional right-of-way for Standard Drawings #201.1 may be required if recommended by the approved Traffic Impact Analysis.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 32 – Z-0051-02

CONDITIONS – Continued:

5. Construct half-street improvements including appropriate overpaving, if legally able, on Gilbert Avenue, Iron Mountain Road, Moccasin Road, Jones Boulevard adjacent to this site concurrent with development of this site. Also, construct half-street improvements on Leon Avenue if the Vacation application for Leon Avenue is not approved. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section to determine appropriate alignments for public sewer service to this site and provide a public sewer stub to the west edge of this site in an alignment and to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 32 – Z-0051-02

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0051-02(1) - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES - Request for a Site Development Plan Review FOR A 172-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELLE – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Donald Romano is the owner of this property and a client of her firm

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the proposed site plan presents an effective layout of lots and private streets. In addition, the applicant has provided all the necessary open space, although not in a centrally located position. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 33 – Z-0051-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 31 [GPA-0027-02] and Item 32 [Z-0051-02] for related discussion.
(9:24 – 9:32)

3-40

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0051-02) to an R-PD3 (Residential Planned Development - 3 Units Per Acre) Zoning District approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall construct a twenty-foot (20') wide non-equestrian trail adjacent to the Moccasin Road frontage.
4. All proposed street names shall be in accordance with the City of Las Vegas Street Naming and Address Assignment Regulations, ordinance # 3744.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The setbacks for this development shall be as follows: minimum of 20 feet to the front of the garage and 15 feet to the front of house, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.
7. Air conditioning units shall not be mounted on rooftops.
8. Utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JULY 25, 2002

Planning and Development Department

Item 33 – Z-0051-02(1)

CONDITIONS – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. This site plan shall be revised to comply with the dedication requirements of Z-0051-02, if this revision is determined by staff to substantially alter the character of the site plan a new site plan shall be submitted for Planning Commission review.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 33 – Z-0051-02(1)

CONDITIONS – Continued:

17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. Site development to comply with all applicable conditions of approval for Z-51-02 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0029-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-00-52-02(1)] to the 10/24/2002 Planning Commission meeting - UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] be held to the 10/24/2002 Planning Commission meeting in order to submit an application for a Major Modification and work with the adjacent property owners.

MARINA FLOOD, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of Trophy Homes, and requested these items be held in abeyance.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 34 – GPA-0029-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] was held under Item 34 [GPA-0029-02].

(6:10)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-00-52-02(1)] to the 10/24/2002 Planning Commission meeting - UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] be held to the 10/24/2002 Planning Commission meeting in order to submit an application for a Major Modification and work with the adjacent property owners.

MARINA FLOOD, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of Trophy Homes, and requested these items be held in abeyance.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 35 – Z-0052-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] was held under Item 34 [GPA-0029-02].

(6:10)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-00-52-02(1)] to the 10/24/2002 Planning Commission meeting - UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] be held to the 10/24/2002 Planning Commission meeting in order to submit an application for a Major Modification and work with the adjacent property owners.

MARINA FLOOD, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of Trophy Homes, and would like to have these items held in abeyance.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 36 – Z-0052-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-0029-02], Item 35 [Z-0052-02] and Item 36 [Z-0052-02(1)] was held under Item 34 [GPA-0029-02].

(6:10)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0024-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request to amend a portion of the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on approximately 3.1 acres on the east side of Rancho Drive approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED - UNANIMOUS with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site and the surrounding parcels have been designated as SC (Service Commercial) since 1996. Maintaining an SC (Service Commercial) land use designation on the site conforms to the Centennial Hills Sector Plan regarding three key policies as follows:

- Prevention of Commercial Sprawl: The Plan calls for concentration of more intensive commercial activities within Town Center and not elsewhere in the Centennial Hills Sector.

PLANNING COMMISSION MEETING OF JULY 11, 2002
Planning and Development Department
Item 37 – GPA-0024-02

MINUTES – Continued:

- Concentration of Infrastructure: By concentrating employment in Town Center the demand for additional infrastructure to support decentralized employment areas is reduced.
- Minimization of Land Use Conflicts: The impact of intensive commercial development on neighborhoods is reduced by concentrating these uses in Town Center. The Centennial Hills Sector Plan identifies the area of the subject site as appropriate for a “Village Center” where Service Commercial uses would be appropriate to maintain neighborhood character. This Centennial Hills Sector Plan limits the opportunities for certain types of General Commercial development, such as used car sales within the Centennial Hills Sector.

If this request is approved, the proposed development may set a trend for additional applications of GC (General Commercial) developments along this section of the Rancho Drive corridor in contravention of the approved policies of the Centennial Hills Sector Plan. Staff would support a change in zoning of this site to C-1 (Limited Commercial) as the adjacent site to the east was rezoned in 2000.

The Planning and Development Department is currently studying the Rancho corridor to address these issues. Approval of this application prior to completion of the study would be premature. It is anticipated the study will be completed in October of this year.

On 6/27/2002 a neighborhood meeting, sponsored by the applicant, was held. There were nine persons in attendance as well as the developer and City staff. Those in attendance generally favored the application with the discussion focusing on the need for enhanced perimeter landscaping of the site and an eight-foot perimeter wall height.

The County Commissioners and City staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 37 – GPA-0024-02

MINUTES – Continued:

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, #1500, appeared on behalf of the applicant. He was unaware of any meeting with Clark County. He concurred with staff's conditions. Across the street is Foothills Motors, which is in a C-2 (General Commercial) zone. Most of the businesses in that corridor are C-2 (General Commercial). The area that buffers the homes in the back is C-1 (Limited Commercial). There were no disapprovals at the neighborhood meeting. This will be a modern upscale project. There is an eight-foot high wall around the property. The portion in the back is for storage. They do not plan to put in landscaping in that area, but will increase the landscaping in the front. There will not be any car repair work done on the property. That will be done at other locations. This application will be for Thrifty Car Sales. The majority of the vehicles will be two to three years old.

TODD FARLOW, 240 North 19th Street, appeared in protest. He felt this request should be held until the study has been completed.

COMMISSIONER EVANS asked at what stage the Interlocal Agreement is at in the County. CHAIRMAN GALATI thought that the agreement requires approval by the County Commission and City Council for it to be effective. JOHN KOSWAN, Planning and Development, added that the County Commission recommended denial of this application on 7/17/2002. GARY LEOBOLD felt this would be a spot land use and inconsistent with the Centennial Hills Plan.

COMMISSIONER McSWAIN asked how the study will impact this entire area. Used car sales are not allowed in Town Center. A few months ago the Planning Commission recommended approval of a used car sales on property outside the Centennial Hills Plan. Looking at the quality of the project and the fact that C-1 (Limited Commercial) is a buffer for the residential and C-2 (General Commercial) across the street, this is a commercial area in transition. She wondered what the study will encompass.

ROBERT GENZER, Planning and Development, explained that along the Rancho Drive corridor there is a 660-foot strip of land on either side of the right-of-way, which was inherited from Clark County many years ago, that is zoned C-2 (General Commercial). A lot of that land is not in conformance with the General Plan at the present time. A lot of what is zoned C-2 is actually SC (Service Commercial) on the General Plan. The line also creates a situation where an excess of 100 parcels actually are split, some R-E and some C-2 etc. The task that was given to staff was to look at all of those parcels that are split and determine what the appropriate zoning and land use pattern should be to determine whether the General Plan should be changed or that the zoning that is non-conforming to the General Plan should be changed. Properties that are non-conforming to the General Plan should be considered on the basis of what the General Plan allows, not necessarily what the zoning allows. That is a lengthy process.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 37 – GPA-0024-02

MINUTES – Continued:

COMMISSIONER BUCKLEY commented that the General Plan is the key and the zoning is for the purpose of carrying out the General Plan. A four-month delay would be reasonable. He felt this request would set a precedent.

COMMISSIONER McSWAIN thought the City should have imposed a moratorium for this corridor and then it would be clear that no action could be taken on this request.

MR. GENZER felt there is direction from the City Council in this area, which is to follow the General Plan. It is up to the Planning Commission to determine that the applicant has provided evidence that justifies an amendment of the General Plan to GC (General Commercial).

COMMISSIONER EVANS did not feel this application is supported by the General Plan.

MR. MORENO said the applicant would not want to wait until the completion of the study in October.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 38 [Z-0049-02], Item 39 [U-0076-02] and Item 40 [Z-0049-02(1)] for related discussion.

(9:32 – 10:00)
3-280

GENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED – UNANIMOUS with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this rezoning to C-2 (General Commercial) on this site is not appropriate as the majority of the surrounding land is developed with C-1 (Limited Commercial) uses. This proposal is in contradiction with several policies as stated in the Centennial Hills Sector Plan which seeks to protect residential neighborhoods by not allowing commercial uses outside Town Center. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [GPA-0024-02], Item 39 [U-0076-02] and Item 40 [Z-0049-02(1)] for related discussion.

(9:32 – 10:00)

3-280

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0076-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for a Special Use Permit FOR USED MOTOR VEHICLE SALES on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED - UNANIMOUS with McSWAIN and TRUESDELL voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this used car dealership is inconsistent with other development along this portion of Rancho Drive and with residential uses only 185 feet to the east. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [GPA-0024-02], Item 38 [Z-0049-02] and Item 40 [Z-0049-02(1)] for related discussion.

(9:32 – 10:00)

3-280

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0049-02(1) - ETOR 1981 TRUST ON BEHALF OF GUS MERHI - Request for a Site Development Plan Review and Reduction of the On-site Landscape Requirements FOR A USED VEHICLE SALES LOT on approximately 3.1 acres on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

EVANS – DENIED - UNANIMOUS with McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the site plan, landscape plan, and elevations are in conformance with City standards. However, the proposed development would be inconsistent with the surrounding area. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 37 [GPA-0024-02], Item 38 [Z-0049-02] and Item 39 [U-0076-02] for related discussion.

(9:32 – 10:00)

3-280

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0019-02 - CITY OF LAS VEGAS - Request to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area FROM: ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive (APN: Multiple), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

BUCKLEY – APPROVED – UNANIMOUS with TRUESDELL abstaining

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI brought Item 41 [GPA-0019-02], Item 42 [Z-0043-02] and Item 82 [TA-0016-02] forward after Item 27 [GPA-0025-02] was heard and declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 41 – GPA-0019-02

MINUTES – Continued:

GARY LEOBOLD, Planning and Development, stated these applications have been submitted at the direction of the City Council to examine land use issues in this area. That lead to a six-month moratorium in February of 2002. The total size of the moratorium area is approximately 102 acres, a portion in the Centennial Hills Sector and a portion within the Centennial Hills Town Center. Approximately 46 acres of the area are proposed for land use changes through this amendment. Approximately 21 acres of the land within the moratorium area is in the County.

Land use changes proposed for this area have been developed with the following approved policy directives within the Centennial Hills Sector Plan:

- Prevention of Commercial Sprawl: The Plan calls for high-density, high-intensity, mixed-use development centrally located within the Town Center around the Beltway/US95 interchange and not elsewhere in the Centennial Hills Sector.
- Preservation of Rural Lifestyle: That preservation requires a transition from the higher-intensity uses within the core of Town Center in the north to lower intensity uses in the fringe. Transition of intensity is a key aspect of this amendment and is consistent with three other pieces of legislation. One of those is an Interlocal Agreement between the City and Clark County that affects the area to the south and west which is designed to protect two units or less in the County. Under N.R.S. there are passages regarding the preservation of Rural Preservation neighborhoods. The City's 2020 Master Plan under Policy 3.2.1. also reflects this and the companion Text Amendment is designed to incorporate an O (Office) buffer with a high transition into the SC-TC area. It comprises approximately 330 feet from the north edge to the south side of the S-Curve where 210 feet is to the north side.
- Concentration of Infrastructure: By concentrating employment in Town Center the demand for additional infrastructure to support decentralized employment areas is reduced.
- Minimization of Land Use Conflicts: The impact of intensive commercial development and late hour activity on adjacent rural areas needs to be considered. This Text Amendment will incorporate office uses and height restrictions into the SC-TC designation and is intended to minimize these potential conflicts.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 41 – GPA-0019-02

MINUTES – Continued:

If this Text Amendment is approved, the proposed land use will address the land use issues that resulted in the City Council's imposition of the moratorium in February. An amendment will establish a logical and defensible southern edge to Town Center by moving the boundary while allowing for a range of commercial and mixed-use development in the area to the north of the S-Curve. The amendment is consistent with the City's role in defending the integrity of the rural density accepted areas defined in the Interlocal Agreement.

On 6/19/2002 a third neighborhood meeting sponsored by the City was held at Mountain Crest Community Center. There were 22 persons that attended that meeting. The area residents were in favor of the transition and intensity of use proposed through this amendment. Those persons who were investor/owners indicated a preference to GC-TC (General Commercial - Town Center) designation throughout the entire area in order to maximize development opportunities. Prior neighborhood meetings to discuss alternative solutions were held on 10/25/2001 and 4/2/2002 with similar results.

Clark County Commissioners have indicated no objection to this application. Staff recommended approval.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent an owner of one of the parcels in approval. Their concern is primarily with Item 82 [TA-0016-02]. That would limit the use of office and the height to two stories. This would be the only area in Town Center where there is that limitation, even though there are other areas of Suburban Mixed Use that abut immediately adjacent to residential. This Text Amendment is too excessive to achieve the goals of creating a buffer to the properties to the south and the necessary transition. To create a Text Amendment to protect people that don't exist may be excessive and limits the owners flexibility in trying to develop his property, as well as the Planning Commission's discretion as projects come forward. He requested Item 41 [GPA-0019-02] and Item 42 [Z-0043-02] be approved and Item 82 [TA-0016-02] be denied.

MR. LEOBOLD clarified that in the SX-TC (Suburban Mixed Use - Town Center) there are instances of height restrictions where the property is adjacent to the intersection of the Beltway and U.S.95 and directly adjacent to residential.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 41 – GPA-0019-02

MINUTES – Continued:

BRIAN IOLA and PAUL PETERSON, 1800 East Sahara Avenue, appeared in protest. They were concerned about a five-acre parcel and a two and a half acre parcel. The uses that are proposed along Centennial Parkway will limit them to develop those parcels. Consideration for GC (General Commercial) should go along Centennial Parkway. This proposal inhibits them from certain developmental uses, such as a tire store, restaurant, etc. They are not interested in a car lot.

MICHELLE WARE, 8590 West Regena Avenue, appeared in protest. The two parcels just mentioned are adjacent to seven homes. The proposed Mix-Use would protect those residents from what she has been affected by because she did not have that type of zoning near her home. Town Center is starting to overflow into the residential areas. She requested more buffering with berms and trees.

CHAIRMAN GALATI commented that the buffering would more appropriately be reviewed when a specific development comes before the Planning Commission. He also asked staff about limiting the height and use.

MR. LEOBOLD responded that this General Plan Amendment relates to some type of commercial activities if they are within the office building as opposed to a stand-alone pad. The height restriction is two stories or 35 feet. There is no height restriction in the SX-TC (Suburban Mixed Use – Town Center). The reason for a height restriction is to get a transition of intensity of uses.

COMMISSIONER BUCKLEY said he supports Item 41 [GPA-0019-02] and Item 42 [Z-0043-02], but not Item 82 [TA-0016-02]. He felt the Text Amendment would take away the flexibility of the Planning Commission to have a 330 foot buffer requirement.

CHAIRMAN GALATI commented that the Planning Commission already has the ability to restrict the height.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 42 [Z-0043-02] and Item 82 [TA-0016-02] for further discussion.
(8:25 – 9:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0043-02 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) TO: TC (Town Center), (APN: Multiple), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY – APPROVED subject to condition – UNANIMOUS with TRUESDELL abstaining

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that when sites are designated as part of the Town Center, the zoning that implements that is TC (Town Center) and is applied throughout the Town Center area. The County parcels that are within the area are not subject to the zoning action. The City is considering vacant land being annexed and at that time they will be zoned as TC (Town Center). Staff recommended approval subject to a condition.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 42 – Z-0043-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 41 [GPA-0019-02] and Item 82 [TA-0016-02] for further discussion.
(8:25 – 9:00)

1-1840

CONDITIONS:

Planning and Development

1. All parcels associated with this application shall go direct to Ordinance request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - GPA-0011-02 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: O (Office) on 10 acres adjacent to the northwest and northeast corner of Campbell Road and Cheyenne Avenue (APN 138-08-401-008, 138-08-401-009, 138-08-401-010, 138-08-401-013), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL – APPROVED - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this application is a result of the Planning Commission directing staff to present a proposal to amend the Centennial Hills Sector Plan pertaining to four parcels between Fort Apache Road and Campbell Road along the north side of Cheyenne Avenue. This application seeks to change the General Plan land use designation for a total of 10 acres from ML (Medium Low Density Residential) to O (Office). The subject site is located within the Centennial Hills Sector Plan area. Effective 1/2/2002 the entirety of this Centennial Hills Sector is subject to the provisions of an Interlocal Agreement between Clark County and the City of Las Vegas. The Centennial Hills Sector is referred to in the

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 43 – GPA-0011-02

MINUTES – Continued:

Interlocal Agreement as a joint land use planning area. Under the terms of the agreement, this application was routed to Clark County Comprehensive Planning and the City's Current Planning Division. This proposal was reviewed by the Clark County Commission on 6/19/2002 and a motion to support the application was approved.

Cheyenne Avenue is the sole feeder arterial for all of the north/south streets between Durango Drive and the new Beltway. In light of this, it is probable that the increase in traffic along Cheyenne Avenue has made keeping the subject site a residential land use. Office uses that are typically limited would act as a buffer between Cheyenne Avenue and the residential area to the north and east. The residential use currently planned would have residents coming and going during all hours of the day. Amending the Centennial Hills Sector Plan to O (Office) would not only produce a compatible situation but a beneficial one. The O (Office) land use would permit zoning districts that can be made to be compatible to surrounding uses by imposition of conditions of approval, such as limiting the hours of operation, building heights, signage, and the use of landscape buffers. This is an infill site and is located in an area where all utilities are currently in place. This amendment is consistent with Policy B.2 of the Land Use Element of the Las Vegas 2020 Master Plan, which states that infill development should be encouraged to make use of existing utilities, facilities and services.

On 6/24/2002 a neighborhood meeting was held at the YMCA at Durango Drive and Gowan Road. Approximately 24 persons attended and about half were in favor of a single story office development and the rest favored two story residential with a maximum density of eight dwelling units per acre. The issues that concerned those in attendance were building height, signage, lighting, traffic, hours of operation and specific office uses such as telemarketing.

Staff did not make a recommendation.

ROGER FOSTER, 7770 Eldora Avenue, appeared in approval. He will be coming forward in a few months with an application for a mini-storage facility.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 43 – GPA-0011-02

MINUTES – Continued:

HAROLD FOSTER, 3230 Polaris Avenue, appeared in approval. Previously he had submitted an application on behalf of his client for O (Office) zoning on one parcel. The Planning Commission felt several adjacent parcels could be handled under one overall application rather than just one parcel, which is the reason for Item 43 [GPA-0011-02] and Item 44 [Z-0063-02]. The properties would be developed faster if they were changed to O (Office) rather than developed as residential at about eight units per acre. With higher density, due to the size of the parcels, there would have to be large buildings in order to get the density to make it economically feasible. The County is supporting this application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 44 [Z-0063-02] for related discussion.

(10:00 – 10:10)

3-1240

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0063-02 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) on approximately 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-008 and 013), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated O (Office) zoning would buffer the existing residential developments to the north from Cheyenne Avenue. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 44 – Z-0063--02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 43 [GPA-0011-02] for related discussion.

(10:00 – 10:10)

3-1240

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-0011-02) to an O (Office) land use designation approved by the City Council.
2. Expunge applications GPA-0008-02 and Z-0022-02.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 2 amended to replace the word dedicating with *dedications* - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining as the applicant is a client of their firms

To be heard by the City Council on 8/21/2002.

NOTE: Subsequent to the meeting it was determined that there was a notification error for this item and it would have to be re-noticed and heard at the 8/22/2002 Planning Commission meeting.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the proposed modification to add the subject parcels to the Lone Mountain West Master Development Plan is appropriate as it will bring out parcels into the Plan as originally intended. Medium Low Density Residential will provide a buffer to the lower density single-family homes to the south. Staff recommended approval subject to staff's conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 45 – Z-0024-99(43)

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He concurred with staff's conditions.

DAVID GUERRA, Public Works, requested Condition 2 be amended to change the word dedicating to *dedications*.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:10 – 10:13)

3-1600

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan and Guidelines.

Public Works

2. Upon development, appropriate right-of-way dedicating street improvements, drainage plan/studies and traffic mitigation commitments will be required.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0024-99(44) - COREY MORLEY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDALL – APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 8/21/2002.

NOTE: Subsequent to the meeting it was determined that there was a notification error for this item and it would have to be re-noticed and heard at the 8/22/2002 Planning Commission meeting.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this change to add these parcels to the Lone Mountain West Master Development Plan is appropriate as it will bring “out” parcels into the Plan as originally intended. The proposed ML (Medium Low Density Residential) will provide a buffer to the parcels south of this site and the Village Commercial on the north half of the subject parcel. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 46 – Z-0024-99(44)

MOTION - Continued:

REBECCA RALSTON, Swisher & Hall Architects, 7373 Peak Drive, appeared in order to represent the applicant. Upon selection of an operator for the project, they will be coming before the Planning Commission with a Site Development Plan Review package. At that time they will present final site plans and elevations. She concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. In regard to the Special Use Permits, he wondered if the operator has a proven track record of a good operation. If that is unknown, there should be a time set for a review.

COMMISSIONER TRUESDELL asked if the convenience store will have packaged liquor sales, not just beer and wine. MR. McCULLOCH explained that the applicant is requesting off-premise sale of packaged liquor and on-premise sale for the tavern. ROBERT GENZER, Planning and Development, added that the normal action would be a request for just beer and wine. MS. RALSTON agreed to just the sale of beer and wine.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 47 [U-0081-02], Item 48 [U-0082-02], Item 49 [U-0083-02] and Item 50 [Z-0067-99(2)] for further discussion.

(10:16 – 10:24)

3-1857

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan and Guidelines.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0081-02 - COREY MORLEY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL – APPROVED subject to conditions with application amended to the off-premise sale of beer and wine only - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this use meets all the minimum distance separations of the Zoning Code and the use will be appropriate for the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 47 – U-0081-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 46 [Z-0024-00(44)], Item 48 [U-0082-02)], Item 49 [U-0083-02] and Item 50 [Z-0067-99(2)] for further discussion.

(10:16 – 10:24)

3-1857

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of approval for Site Development Plan Review [Z-0067-99(2)].
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0082-02 - COREY MORLEY - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated gasoline sales at this location can be conducted in a manner that is harmonious and compatible with existing and proposed uses in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 48 - U-0082-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 46 [Z-0024-00(44)], Item 47 [U-0081-02)], Item 49 [U-0083-02] and Item 50 [Z-0067-99(2)] for further discussion.

(10:16 – 10:24)

3-1857

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of approval for Site Development Plan Review [Z-0067-99(2)].
2. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
3. All City Code requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0083-02 - COREY MORLEY - Request for a Special Use Permit FOR A TAVERN adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this use meets all the minimum distance separation requirements of the Zoning Code and will be appropriate for the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 49 – U-0083-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 46 [Z-0024-00(44)], Item 47 [U-0081-02)], Item 48 [U-0082-02] and Item 50 [Z-0067-99(2)] for further discussion.

(10:16 – 10:24)

3-1857

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of approval for Site Development Plan Review [Z-0067-99(2)].
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0067-99(2) - COREY MORLEY - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

NOTE: Subsequent to the meeting it was determined that there was a notification error for this item and it would have to be re-noticed and heard at the 8/22/2002 Planning Commission meeting.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated a Development Impact Statement as required per Senate Bill 191 and must be submitted prior to final approval of the Site Development Plan Review. There are conditions requiring handicapped parking, a multi-use trail, park contributions and final building elevation reviews before the Planning Commission. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 50 – Z-0067-99(2)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 46 [Z-0024-00(44)], Item 47 [U-0081-02)], Item 48 [U-0082-02] and Item 49 [U-0083-02] for further discussion.

(10:16 – 10:24)

3-1857

CONDITIONS:

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.
2. An elevation review shall be approved by the Planning Commission prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. The site plan and landscape plan submitted shall be revised to depict within the northern portion of the site the required transportation trail required by Master Plan Transportation Trails Element Plan, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
4. The site plan shall be revised to depict a minimum of two loading spaces, one loading space on each building, to Municipal code Title 19A.10.020 standards.
5. The site plan is revised to depict one van accessible parking space
6. Freestanding signage shall be limited to a maximum height of twelve feet. All freestanding signs shall utilize materials and colors reflecting the building design.
1. Contribute \$38,700 toward the development of park 2 (in lieu of Open Space), prior to the issuance of any permits, site grading, and all development activity on this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 50 – Z-0067-99(2)

CONDITIONS – Continued:

8. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.
9. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

12. Dedicate 40 feet of right-of-way adjacent to this site for Cliff Shadows Parkway, 30 feet for Peaceful Dawn Avenue, a 20 foot radius on the northwest corner of Cliff Shadows Parkway and Peaceful Dawn Avenue, and a 25 foot radius on the southwest corner of Lone Mountain Road and Cliff Shadows Parkway prior to the issuance of permits for this site.
13. Construct half-street improvements including appropriate overpaving, if legally able, on Lone Mountain Road, Peaceful Dawn Avenue, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
14. Extend public sewer in Lone Mountain Road to the northwest corner of this site to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 50 – Z-0067-99(2)

CONDITIONS – Continued:

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map further subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map further subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002

Planning and Development Department

Item 50 – Z-0067-99(2)

CONDITIONS – Continued:

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map further subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map further subdividing, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for Z-67-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN - TABLED - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is in conformance with the Downtown Development Plan designation of Tourist Commercial. With proper buffering it is compatible with the surrounding area. Staff recommended approval subject to the conditions.

RICHARD MORENO, Moreno & Associates, 300 South Fourth Street, #1500, appeared on behalf of the applicant. The builder has done a similar project in Southern California in a similar area with a positive result. This is a HUD sponsored project that is designed for the elderly. They will be back before the Planning Commission with a site plan. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 51 – Z-0046-02

MINUTES – Continued:

KENNETH WILLIAMS, 130 Palm Lane, appeared in protest. This will affect the boundaries of Main Street, Bonanza Road, and First Street. This is a low crime area. It is a walkable neighborhood. This application for a four-story, 325-unit low-income apartment complex with 20,000 feet of commercial uses is an improvement over a former casino request. He was concerned about the height of the buildings, the number of units, size of the units, and adequacy of the amenities that would be provided. CHAIRMAN GALATI clarified that this request is just for the zoning.

DAVID GUERRA, Public Works, requested Condition 5 be amended after Standard Drawing #222a, *unless otherwise allowed by the Traffic Engineer*.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. He asked if a garage that is currently on this property would be removed. This property needs a lot of help. A senior citizen cannot walk a distance to a grocery store. He thought these parcels would be ideal for a grocery store. By using HUD the applicant must know what they are going to build on these parcels. This should be held until the site plan is submitted.

MR. MORENO said the intent of commercial zoning would be for uses such as a pharmacy, hair/nail salon, that would be helpful to the residents. There is no intent to develop commercial enterprises that will bring in people from the neighborhood. They are applying for private activity bonds.

CHAIRMAN GALATI felt it is difficult to determine if these parcels should be rezoned to C-1 (Limited Commercial) without seeing a site plan. He suggested that this application should be held until the site plan is submitted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:24 – 10:42)

3-2200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0053-02 - RAMON PARDO - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - UNANIMOUS with GOYNES and TRUESEDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated C-1 (Limited Commercial) zoning is consistent with the General Plan, but the size of the property cannot support many of the parking intensive uses allowed. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 52 – Z-0053-02

MINUTES – Continued:

RAMON PARDO, 4426 Anna Court, appeared in order to represent the application. He needs a Parking Variance so he can lease this retail building to any type of tenant.

TODD FARLOW, 240 North 19th Street, asked if the applicant is going to have shared parking. Nine spaces would not be adequate.

COMMISSIONER EVANS asked what type of financial institution would be sought. MR. PARDO explained that even under the current zoning of P-R (Professional Office and Parking) he still does not have enough parking spaces. He may have a mortgage company, real estate office, or dental office as a tenant. There is about 400 lineal feet for street parking.

COMMISSIONER QUINN felt that if this is not approved it could result in a building that will fall into a dilapidated condition.

ROBERT GENZER, Planning and Development, said he was of the understanding the applicant has a specific user that would like to rent the second floor of the building. That use requires C-1 (Limited Commercial) zoning as opposed to the existing P-R (Professional Office and Parking). That user feels that the parking requirement is excessive. He suggested a review period be placed on the Variance. At this time the only additional parking available is on the street.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:42 – 10:58)

3-3070

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Meet with the Right-of-Way Section of Public Works to resolve right-of-way issues adjacent to this site prior to the issuance of any permits for this site. Comply with the recommendations of the Right-of-Way Section.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 52 – Z-0053-02

Conditions –Continued:

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0044-02 - RAMON PARDO - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 23 SPACES ARE THE MINIMUM REQUIRED FOR A 3,880 SQUARE FOOT RETAIL BUILDING on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), R-2 (Medium Low Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with an additional condition of a one year review – UNANIMOUS with GALATI, GOYNES and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated there is no evidence of a unique or extraordinary circumstance associated with this site. The applicant has created a self-imposed hardship by attempting to lease an existing office building with parking intensive uses such as a medical office and financial institution. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 53 – V-0044-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:42 – 10:58)
3-3070

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of approval for Rezoning (Z-0053-02) and all other subsequent actions.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: f

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0042-02 - CANTWELL ANDERSON, INC. - Request for a Variance TO ALLOW 159 PARKING SPACES WHERE 306 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with GOYNES voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the use proposed is targeted at tenants who typically cannot afford their own personal motor vehicles and the strict application of the Zoning Code will result in an undue hardship on the property owner. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 54 - V-0042-02

MINUTES – Continued:

HUGO SUARES, Architect, 200 East Del Mar Boulevard, Suite 300, Pasadena, California, appeared with TIM CANTWELL, 733 South Hindry Avenue, Inglewood, California on behalf of the application. They concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. He wondered if this will be for veterans. MR. CANTWELL answered in the affirmative.

RICHARD HILL, 1025 Allure, appeared in approval. He is a member of the Elks Lodge and owners of record for this property.

AL GALLEGOS, Citizen of Las Vegas, appeared in protest. He wondered why he was not notified of this application. It is his understanding this residence will be only for service men, no women allowed. If a service man is married, he cannot bring his wife into this residence. The Meadows Inn has a sign, which should be removed. They plan to add onto this building, but it was never indicated where that addition would be placed. The bar should be closed immediately. The swimming pool should have water in it. There should be more landscaping. He wondered what will happen to the parking situation. The Metropolitan Police Department will have an office next door.

BOB REEVES, 3875 South Jones Boulevard, appeared on behalf of an adjacent property owner in approval. This is a tremendous project.

COMMISSIONER EVANS felt the landscaping should be enhanced.

RICHARD HILL said they plan to make improvements to the building. They allow women that have a connection with the service or service men. The restaurant/lounge has been removed. The veterans residing there will have to be honorably discharged. In addition, they are looking for people who will have the ability to function appropriately in an independent living environment. They will provide support services one-site.

COMMISSIONER GOYNES was fearful that the applicant would not be able to attain enough occupancy to make the project feasible. In addition, that area does not attract a lot of desirable individuals. There is no area where the residents can mingle in a neighborhood environment.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 54 - V-0042-02

MINUTES – Continued:

CHAIRMAN GALATI commented that his architectural firm was involved in a 75-unit project at Bonanza Road and 28th Street. It has been open for less than a year and is completely rented. There is a large demand for veterans housing in Las Vegas. The concern he has with this site is to that there does not seem to be enough open space and recreational opportunities. MR. HILL responded that there is space near the old lounge for recreation. They are renovating the pool. Inside the facility will be about 7,000 square feet of a variety of uses. They plan to add onto the building on the side where the 7/11 convenience store is located.

COMMISSIONER TRUESDELL thought there was a committee that was doing a neighborhood study of this area. He wondered how compatible this residence will be to the Neon Museum, Las Vegas Children's Museum, and Natural History Museum. He was concerned about the high motel sign.

MR. HILL said they will be changing the signage. CHAIRMAN GALATI added that there should be a Master Sign Plan submitted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 55 [U-0077-02] and Item 56 [Z-0076-83(2)] for related discussion.

(10:58 – 11:30)

4-180

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of approval for Special Use Permit (U-0077-02) and Site Development Plan Review [Z-0076-83(2)].
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0077-02 - CANTWELL ANDERSON, INC. - Request for a Special Use Permit FOR A SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions - UNANIMOUS with GOYNES, McSWAIN and TRUESDELL voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this use is compatible with the surrounding office, apartment, and retail uses and will be compatible with future land uses allowed by the Downtown Development Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 55 - U-0077-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 54 [V-0042-02] and Item 56 [Z-0076-83(2)] for related discussion.
(10:58 – 11:30)

4-180

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of approval for Variance (V-0042-02) and Site Development Plan Review [Z-0076-83(2)].
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. The tavern use currently operating on this site shall cease prior to the approval of building permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0076-83(2) - CANTWELL ANDERSON, INC. - Request for a Site Development Plan Review and Reduction of the On-site Landscaping Requirements FOR A SINGLE ROOM OCCUPANCY RESIDENCE on 1.58 acres at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with GOYNES voting NO

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the proposed renovation and expansion of the existing motel for the purpose of single room occupancy residence will be in conformance with the City standards with the inclusion of more landscaping, trails and proper parking designs. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 56 – Z-0076-83(2)

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 54 [V-0042-00] and Item 55 [U-0077-02] for related discussion.
(10:58 – 11:30)

4-180

CONDITIONS:

Planning and Development

1. The existing trash enclosure shall be removed and the replacement trash enclosure shall be sited to not face Bonanza Road, and shall be completely enclosed.
2. A Special Use Permit (U-0077-02) and a Variance (V-0042-02) shall be approved by the City Council.
3. This Site Development Plan Review shall expire two from date final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The site plan shall be revised and approved by the Planning and Development Department staff; prior to the time application is made for a building permit, to reflect wheel stops and handicap parking in accordance with city standards.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications -related to the site.
7. The landscape plan shall be revised and, approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a three-foot wide landscape planter along the north property line excepting the west 150 feet; the incorporation of the existing trees; minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters; and twenty additional 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 56 – Z-0076-83(2)

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 56 – Z-0076-83(2)

CONDITIONS – Continued:

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
21. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site.
22. Submit an Encroachment Agreement for all private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0029-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

33

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting - Petition In Protest

MOTION:

TRUESDELL – DENIED – UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order for the applicant to submit revised site plans for staff's review.

JOHN PRODROMIDES, 1916 Smith Street, indicated that these items were under the jurisdiction of the County and then the property was annexed into the City. He has attended several meetings in regard to this proposal. During the last four months of 2001 this property was on the County's agenda and then held in abeyance. Perhaps the applicant is hoping the residents will lose interest in attending the meetings.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 57 – U-0029-02

MINUTES – Continued:

CATHERINE VINCENT, 1924 Smith Street, stated that she was never told about this proposal when she purchased her home.

ROBERT RISLEY, 1930 Shadow Mountain Place, appeared as a resident across from this property. He would like to have this item debated at this meeting.

JOHN PAVELL, 1877 Shadow Mountain Place, said he preferred that this item be heard at this meeting.

BRENDA PRODROMIDES, 1916 Smith Street, stated that she lives directly behind this property. She wanted it heard at this meeting.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. His firm was just retained by the applicant this week. The applicant has been requested to revise the plans. He was unaware that there were so many concerned neighbors. The applicant would be willing to pay a re-notification fee.

COMMISSIONER TRUESDELL commented that he did not feel there would be a lot of changes that could be made to impact the residents. The applicant has been in touch with some of the neighbors concerning an abeyance request.

COMMISSIONER EVANS was concerned as to whether the Planning Commission could act on a site plan that may be revised. ROBERT GENZER, Planning and Development, responded that the first issue is whether a church would be appropriate at this location; the site plan and variance would follow.

COMMISSIONER McSWAIN did not think a revision to the site plan would change her perception of this application, so she would support having this proposal heard at this meeting

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed and announced Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] would be heard in their order on the agenda.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 57 – U-0029-02

MINUTES – Continued:

CHAIRMAN GALATI brought Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] forward after Item 54 [V-0042-02], Item 55 [U-0077-02] and Item 56 [Z-0076-83(2)] were heard and declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that a church cannot be conducted in a manner that is harmonious and compatible with the surrounding single family residential land uses. Staff recommended denial.

RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. This is an application for a church on Shadow Mountain Place. There are some access and design issues.

JOHN PRODROMIDES, 1916 Smith Street, appeared in protest. The applicant could not get approval for this church in the County, so they decided to annex into the City. The applicants do not attend any neighborhood meetings. They never address parking or lighting. It is difficult to get onto Lake Mead Boulevard at the present time. He was fearful this church will be obsolete before it is built.

TODD FARLOW, 240 North 19th Street, appeared in protest. The access appears to be too narrow.

JOHN PAVELL, 1877 Shadow Mountain Place, appeared in protest. He submitted petitions to the Clerk. This is an established residential area with no sidewalks. The traffic is very light. This will change the neighborhood. The whole project is too large for the lot. The County and City have recommended denial.

KATHRYN VINCENT, 1924 Smith Street, appeared in protest. She was concerned about access. She objected to the 45-foot rear setback when the other owners have to abide by the standards and have an 80-foot rear setback. The 45-foot rear setback will bring this church closer to her back yard.

JOHN STOCKWELL, 1917 Smith Street, appeared in protest. He objected to a 27-foot high church in a single story residential area. In addition, the church is 18 inches above the street level.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 57 – U-0029-02

MINUTES – Continued:

BRENDA PRODROMIDES, 1916 Smith Street, appeared in protest.

CHAIRMAN GALATI commented that churches belong in residential areas. However, the burden as to whether they are compatible for a certain area is on the applicant. This church is too far into the neighborhood and has access issues. It needs to be properly buffered and the parking needs to be properly addressed.

COMMISSIONER TRUESDELL felt this would be too much of an impact in that neighborhood.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 58 [V-0022-02] and Item 59 [SD-0014-02] for further discussion.

(6:30 – 6:40/11:30 – 11:44)

1-860/4-1270

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0022-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Variance TO ALLOW A 45-FOOT REAR SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 80-FOOT REAR SETBACK on 0.87 acres adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], PROPOSED USE: CHURCH/HOUSE OF WORSHIP, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

33

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Protest

MOTION:

TRUESDELL – DENIED - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order for the applicant to submit revised site plans for staff's review.

CHAIRMAN GALATI declared the Public Hearing closed and announced Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] would be heard in their order on the agenda.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 58 – V-0022-02

MINUTES – Continued:

CHAIRMAN GALATI brought Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] forward after Item 54 [V-0042-02], Item 55 [U-0077-02] and Item 56 [Z-0076-83(2)] were heard and declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated there is no evidence or any unique or extraordinary circumstance associated with this site. The applicant has created a self-imposed hardship by attempting to overbuild the site. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 57 [U-0029-02] and Item 59 [SD-0014-02] for further discussion.

(6:30 – 6:40/11:30 – 11:44)

1-860/4-1270

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SD-0014-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Site Development Plan Review FOR A CHURCH/ HOUSE OF WORSHIP on 0.87 acres adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

33

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Protest

MOTION:

TRUEDELL – DENIED - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] be held in abeyance to the 8/22/2002 Planning Commission meeting in order for the applicant to submit revised site plans for staff's review.

CHAIRMAN GALATI declared the Public Hearing closed and announced Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] would be heard in their order on the agenda.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 59 – SD-0014-02

MINUTES – Continued:

CHAIRMAN GALATI brought Item 57 [U-0029-02], Item 58 [V-0022-02] and Item 59 [SD-0014-02] forward after Item 54 [V-0042-02], Item 55 [U-0077-02] and Item 56 [Z-0076-83(2)] were heard and declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the scale of this development is too intense for the subject site and the surrounding street network. Enhanced landscaping and a residential adjacency variance are required to be compatible with City standards. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 57 [U-0029-02] and Item 58 [V-0022-02] for further discussion.
(6:30 – 6:40/11:30 – 11:44)

1-860/4-1270

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0036-87(3) - VISTA HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF YESCO - Required Five Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1999 North Rancho Drive (APN: 139-19-703-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not changed to the degree that the off-premise sign no longer meets the standards of approval of the Special Use Permit, so the use is appropriate for another five years. Staff recommended approval subject to the conditions.

J. R. WILLIAMS, YESCO, 5119 South Cameron Avenue, appeared in order to represent the application.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 60 – U-0036-87(3)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:58 – 12:00)

4-1813

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0055-89(3) - JERMAC ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED TWO 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Vegas Drive and Oran K. Gragson Highway (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

BUCKLEY – DENIED – Motion carried with QUINN and McSWAIN voting NO and TRUESDELL abstaining as his firm is marketing property adjacent to this (billboard) sign, and GOYNES excused

This is final action.

NOTE: There was a previous motion by QUINN for approval subject to the conditions that did not carry with BUCKLEY, EVANS and GALATI voting NO, TRUESDELL abstaining as his firm is marketing property adjacent to this (billboard) sign, and GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that even though this site is vacant, substantial changes have occurred in the area, including a hotel, bank and convenience store adjacent to the site. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 61 – U-0055-89(3)

MINUTES – Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the application. She disagreed with staff.

AL GALLEGO, Citizen of Las Vegas, said he had asked for a list of all the signs that do not have any copy on them. Most of the blank billboards are owned by Lamar Outdoor Advertising. Those blank billboards should be removed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:49 - 6:51)

1-1540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0043-94(3) - VILLAGE, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3920 West Charleston Boulevard (APN: 139-31-801-011), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with QUINN voting NO and GOYNES excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Two-Year Review has been applied for a year ahead of schedule in order to bring both billboards approved by this Special Use Permit on the same review schedule. It was scheduled to be heard next year. The approval of the Las Vegas Springs Preserve is ample development to change the nature of the surrounding area. This use is incompatible with current and future land uses as projected by the General Plan. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 62 – U-0045-94(3)

MINUTES – Continued:

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the application. She disagreed with staff's recommendation.

TODD FARLOW, 240 North 19th Street, appeared in protest. He agreed with staff.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that if this application is denied, the applicant would have a year to remove the sign.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:51 - 6:54)

1-1660

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0043-94(4) - KENNEDY OSWALD ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review on an approved Special Use Permit WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3900 West Charleston Boulevard (APN: 139-31-801-012), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

ROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

BUCKLEY – DENIED – UNANIMOUS with QUINN voting NO and GOYNES excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the approval of the Las Vegas Springs Preserve is ample development to find this use incompatible with the current and future land uses as projected by the General Plan. Staff recommended denial.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, appeared on behalf of the application. She disagreed with the denial recommendation.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 63 – U-003-94(4)

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. This billboard should be removed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:54 – 6:57)
1-1780

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0296-94(3) - BRIGHT PATHOLOGY, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required One Year Review for an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

BUCKLEY – DENIED – UNANIMOUS with GOYNES and QUINN voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated approval of the Las Vegas Springs Preserve is ample development to change the nature of the surrounding area and that this use is incompatible with the current and future land uses predicted by the General Plan. Staff recommended denial.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning & Development Department
Item 64 – U-0044-98(1)

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, appeared to represent Clear Channel Outdoor. The Las Vegas Springs Preserve is not due to open until 2005. One of the conditions has a two-year review, whereby it could possibly be removed in 2004.

TODD FARLOW, 240 North 19th Street, appeared in protest. This sign should be removed when the Las Vegas Springs Preserve is opened.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12: - 12:02)

4-1870

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0044-98(1) - LEONOR DELOSANTOS - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A RESIDENTIAL CARE FACILITY FOR 10 RESIDENTS at 4133 Jory Trail (APN: 138-02-811-004), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this group residential care facility has been and still can be conducted in a manner that is harmonious and compatible with the surrounding land uses. Staff did not recommend any further reviews. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 65 – U-0044-98(1)

MINUTES – Continued:

GLENN GOMES, 4133 Jory Trail, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:02 – 12:03)

4-1970

CONDITIONS:

Planning and Development

1. The use shall comply with all previous Conditions of approval for the Special Use Permit (U-0044-98).
2. The Special Use Permit shall be subject to no further review.
3. The facility must comply on an ongoing basis with all governmental licensing requirements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0072-02 - ADMOON YALDA, ET AL ON BEHALF OF KOSA NADIR - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION at 1510 East Sahara Avenue (APN: 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – DENIED - UNANIMOUS with EVANS abstaining as he has an interest in the notification area

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this package liquor use is not suitable for this site due to its proximity to the residential development, the Francisco Park subdivision, which is located less than 100 feet north of this site. The sale of packaged liquor is a more intense type of alcohol sales than the already approved Special Use Permit for beer and wine sales. Staff recommended denial.

KOSA NASIR, 1510 East Sahara Avenue, appeared in order to represent the application. His business has been decreasing so he felt packaged liquor sales would be helpful. Many of his customers have asked him if he sells liquor.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 66 – U-0072-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. He concurred with staff's recommendation for denial on this application.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: The applicant said his name is correctly spelled *KOSA NASIR*.

(12:03 – 12:06)

4-2030

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0074-02 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY ON BEHALF OF PETER PIPER, INC. - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 7981 West Tropical Parkway (a portion of APN: 125-28-713-002), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this restaurant (Peter Piper Pizza) is surrounded by commercial uses in the Centennial Centre. The restaurant service bar use is compatible with development in the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 67 – U-0074-02

MINUTES – Continued:

JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared in order to represent the applicant.

TODD FARLOW, 240 North 19th Street, appeared in approval. He wondered how the children are separated from the liquor portion of the restaurant.

CHAIRMAN GALATI explained that there is entertainment for the children, so they do not go where there are liquor sales.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:06 – 12:07)

4-2130

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19A.04.050 for the Restaurant Service Bar use.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0075-02 - FARSHID AND MARIAN BROOMANDAN ON BEHALF OF LIVING WATER BAPTIST CHURCH - Request for a Special Use Permit FOR A CHURCH/ HOUSE OF WORSHIP adjacent to the east side of Sandhill Road, approximately 620 feet north of Washington Avenue (APN: 140-30-601-006), R-E (Residence Estates) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions with Condition 4 amended to have it read: Planning Commission and City Council - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant's justification letter indicates the Living Water Baptist Church seeks to purchase the 2.88-acre parcel on the contingency that a Special Use Permit is approved by the City of Las Vegas. This church use is compatible with the single-family residential land uses to the south and west, as well as the surrounding area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 68 - U-0075-02

MINUTES – Continued:

ROGER BANNERMAN, 1109 Cold Stream Drive, appeared on behalf of the church. He concurred with staff's conditions.

ROBERT GENZER, Planning and Development, requested Condition 4 be amended to replace or with *and*.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:07 – 12:09)

4-2200

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. A multi-use transportation trail, meeting the requirements of the Transportation Trails Element, shall be provided along the Las Vegas Wash drainage channel. Its location and construction shall be coordinated with the Public Works Flood Control Section.
3. Conformance to all Minimum Requirements under Title 19A.04.050 for Church/House of Worship use.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. Dedicate 40 feet of right-of-way adjacent to this site for Sandhill Road prior to the issuance of any permits for this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 68 – U-0072-02

CONDITIONS – Continued:

7. Provide a plan showing how access can be provided to the remnant parcel to the east of the site, or provide written proof that the owner of such parcel does not require access to this parcel.
8. Construct half-street improvements on Sandhill Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. No structures shall encroach into the existing 65-foot wide drainage easement along the west edge of this site and the south side of the drainage channel.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway shall be opposite or offset a minimum of 125 feet from the centerline of Proclamation Street, unless otherwise specifically allowed in writing by the City Traffic Engineer.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 68 – U-0072-02

CONDITIONS – Continued:

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0078-02 - CHARLES JARRET ON BEHALF OF SOUTHWEST ENGINEERING - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A RESIDENTIAL SUBDIVISION on 8.56 acres adjacent to the northwest corner of Bradley Road and Deer Springs Way (APN: 125-24-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the proposed 40-foot wide streets are private streets for the Paradise Meadows II subdivision and will not negatively affect the public streets or access. Staff recommended approval subject to the conditions.

MARK JONES, Southwest Engineering, appeared in order to represent the application. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 69 – U-0078-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(12:09 – 12:10)
4-2290

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to all of the conditions specified in Section 19A.04.050(B) of the Las Vegas Zoning Code.
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City is permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of approval for Rezoning (Z-0025-02) and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Private streets shall be identified as “Public Drainage Easements to be privately maintained” and shall also provide public sewer easements.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 69 – U-0078-02

CONDITIONS – Continued:

9. The proposed 40 foot wide “special design” for the private streets is acceptable providing no sidewalks are proposed within the 40-foot width.
10. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0079-02 - NORA MEAD ON BEHALF OF UNITED METHODIST SOCIAL MINISTRIES - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 1551 South Commerce Street (APN: 162-03-210-008), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this use will be compatible with the future and existing surrounding land uses and will provide a service to the community by assisting at-risk individuals and families by providing food for them. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 70 – U-0079-02

MINUTES – Continued:

BONNIE KARCH, Director, United Methodist Social Ministries, 1551 South Commerce Street, appeared with NORA MEAD, owner of the property. They accepted staff's conditions. MS. KARCH said this is a food bank that is open on Saturday mornings and Sunday for two hours. They have materials for Hats and Hands, which is another ministry under the direction of the United Methodist Social Ministries. When they outgrow this location they will have to move.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:10 – 12:12)

4-2330

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0080-02 - RAMPART COMMONS LIMITED, LIMITED LIABILITY COMPANY ON BEHALF OF WINE VENTURES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION at 1051 South Rampart Boulevard, Suite #1025 (a portion of APN: 138-32-411-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

NOTE: COMMISSIONER TRUESDELL announced that his firm has business dealings with the property owner's attorneys, but he did not feel that would affect his ability to vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested this item be withdrawn, but did not state whether it would be with or without prejudice. They do not plan to proceed with this application. Staff has that request in writing.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 71 – U-0080-02

MINUTES – Continued:

No one appeared to represent the application.

No one appeared in opposition.

There was no further discussion.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that this item should be withdrawn *without* prejudice.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:40 –6:41)

1-1230

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0085-02 - D.R. HORTON, INC. - Request for a Special Use Permit and a Waiver of the conditions requiring paved parking and prohibiting temporary access from a Secondary Collector Roadway FOR A TEMPORARY REAL ESTATE SALES OFFICE adjacent to the southeast corner of Bradley Road and Deer Springs Way (APN: 125-24-710-027, 028, 029, 030, 031, 032, 033 and 034), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with Condition 5 amended to indicate the ADA parking be paved and the remainder of the parking comprise compacted gravel (CHAT) - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this use is compatible with the existing land uses with the provision of the five paved on-site parking spaces as required in every model sales office in the City of Las Vegas. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 72 – U-0085-02

MINUTES – Continued:

MARK JONES, Southwest Engineering, appeared in order to represent the applicant. In regard to Condition 5, he requested the ADA parking be concrete and the remainder of the parking be CHAT, which is compacted gravel. This is a model home and the parking lot is reserved for the future build-out. They will have an emergency access. They project this development will be completed in two years.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:12 – 12:17)

4-2420

CONDITIONS:

Planning and Development

1. The use shall expire two years from the date of building permit approval or whenever sales are completed, whichever occurs first.
2. Upon termination of the use, all temporary access improvements from the site to, and including, the abutting street(s) shall be removed and replaced with permanent access improvements that meet all City standards, as required by the Department of Public Works.
3. All development must be in conformance with the submitted plot plan and floor plan.
4. Any signage for this use must first be approved in writing by the Planning and Development Department.
5. A minimum of five paved on-site parking spaces shall be provided, and the parking provided shall be in compliance with ADA parking requirements.

Public Works

6. Submit an Encroachment Agreement for all private improvements proposed to be located in the Deer Springs Way public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 72 – U-0085-02

CONDITIONS – Continued:

7. Prior to the issuance of any permits related to this temporary use, all requirements to remove any temporary improvements and replace with permanent improvements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
8. Site development to comply with all applicable conditions of approval for Meister Park North #1, Z-57-00, U-87-00, and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0051-02 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES - Petition to vacate a 30-foot wide half-street of Horse Drive generally located east of Coke Street, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE to the 8/8/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested this item be held in abeyance to the 8/8/2002 Planning Commission meeting in order to be heard with a related Site Development Plan Review application.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 73 – VAC-0051-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:11)
1-220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0052-02 - PATRICK AND CARLA CAVANAUGH - Petition to vacate a portion of a public drainage easement at 1112 Salem Rose Court, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation of the west 10 feet of the existing 20 foot wide drainage easement is needed in order for the applicant to construct a swimming pool on this property. The applicant is not at this meeting, but he advised staff he is in concurrence with the conditions. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 74 – VAC-0052-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:17 – 12:18)

4-2660

CONDITIONS:

1. This Petition of Vacation shall eliminate only the western 10 feet of the existing 20 foot wide Public Drainage Easement; the eastern 10 feet shall remain a public drainage easement. *(Public Works Department)*
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works Department)*
3. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development Department)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works Department)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development Department)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0033-97(34) - NATIONAL GROUP #1, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A SERVICE STATION AND FAST-FOOD RESTAURANT on 1.69 acres north of Cheyenne Avenue between the Beltway alignment and Siegfried and Roy Parkway (APN: 137-12-401-003, 023, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with BUCKLEY and TRUESDELL abstaining as the applicant is a client of their firms

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI brought this item forward after Item 45 [Z-0024-99(43)] and declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the combined convenience store and fast food restaurant (McChevron) will be located in the northwest corner of this site with parking provided around the building and to the south. This site plan varies minimally from the previously approved conceptual site plan and the landscape plan exceeds the plantings required by code in the Lone Mountain development standards. The floor plan indicates a transition area that will allow for both the convenience store and fast food patrons to access restrooms without providing a single access point from both. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 75 – Z-0033-97(34)

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:13 – 10:16)

3-1738

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Traffic Engineering staff to ascertain the viability of the proposed driveway cut on Cheyenne Avenue.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 75 – Z-0033-97(34)

CONDITIONS – Continued:

8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. The Cheyenne/Beltway Commercial Subdivision Final Map shall record prior to the issuance of any permits for this site in order to provide legal access and guarantee offsite improvements for this site.
12. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
13. Site development to comply with all applicable conditions of approval for Z-0033-97(17), Z-0024-99(6), the Cheyenne/Beltway Commercial Subdivision, and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-0004-02 - JOHNSON FAMILY TRUST, ET AL - Request for a Master Sign Plan FOR A CVS PHARMACY AND MARIO'S MARKET on 2.09 acres adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard (APN: 139-21-701-001, 002, and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the existing Mario's Market includes wall signage on all four elevations, which was not depicted in the material submitted. All existing permanent signage is consistent with the Zoning Code. The balance of the temporary signage must be removed. The wall signage for the proposed CVS Pharmacy is consistent with the Zoning Code. However, freestanding signs that advertise both businesses are placed on separate parcels and would be considered off-premise advertising. The commercial subdivision must be recorded prior to these signs being constructed. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 76 – MSP-0004-02

MINUTES – Continued:

GREG BORGEL, 300 South 4th Street, appeared in order to represent CVS Pharmacy. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. He thought this proposal has a nice appearance.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(12:18 – 12:20)

4-2720

CONDITIONS:

Planning and Development

1. A commercial subdivision shall be recorded on the subject site prior to the issuance of any sign permits.
2. Elevations of the Mario's Market building must be submitted prior to or at the same time application is made for a building permit.
3. Address numbers shall be provided as required by the Planning and Development Department.
4. No temporary signage shall be allowed on the entire site without the approval of a Temporary Sign Permit from the Planning and Development Department.
5. All existing temporary signage shall be removed or approved through a Temporary Sign Permit application prior to the issuance of any sign permits for this site.

Public Works

6. Site development to comply with all applicable conditions of approval for Z-18-00, the approved Traffic Impact Analysis, and all other site-related actions.
7. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0044-01(1) - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF THE LONGFORD GROUP - Request for a Site Development Plan Review and a Reduction in the Amount of On-site Landscape Requirements FOR A 66,000 SQUARE FOOT MEDICAL OFFICE COMPLEX on 3.43 acres adjacent to the east side of the Buffalo Drainage Channel, approximately 1,500 feet south of Washington Avenue (APN: 138-27-301-012, and a portion of 138-27-301-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 8/22/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested this item be held in abeyance to the 8/22/2002 Planning Commission meeting in order to meet with COUNCILWOMAN McDONALD and submit revised site plans to staff.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 77 – Z-0044-01(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:07 - 6:08)
1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0014-84(3) - KATHERINE ELLIS SAXE TRUST ON BEHALF OF LVDL, INC. - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT COMMERCIAL BUILDING on 0.37 acres adjacent to the east side of Decatur Boulevard, approximately 139 feet south of Lake Mead Boulevard (APN: 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated this retail building is compatible with the surrounding development and in conformance with all City standards with the provision of additional perimeter landscaping and proper handicapped parking. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 78 – Z-0014-84(3)

MINUTES – Continued:

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant. He concurred with staff's conditions.

There was no further discussion.

(12:20 12:21)

4-2800

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect handicapped parking in accordance with city standards.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect two additional minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters along the Decatur Boulevard frontage.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JULY 11, 2002

Planning and Development Department

Item 78 – Z-0014-84(3)

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF JULY 11, 2002
Planning and Development Department
Item 78 – Z-0014-84(3)

CONDITIONS – Continued:

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
17. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0068-85(63) - GATEWAY OFFICE, LIMITED LIABILITY COMPANY - Request for an Site Development Plan Review FOR A TWO-STORY OFFICE COMPLEX on 1.39 acres adjacent to the northeast corner of Smoke Ranch Road and the Buffalo Drainage Channel (a portion of APN: 138-15-410-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

LAURA MARTIN, Planning and Development, stated this two-story office building within the Las Vegas Technology Center is compatible with the surrounding development and in conformance with all City standards, including landscaping. Staff recommended approval subject to the conditions.

BRENT DYER, 1808 Nevada Falls Court, appeared on behalf of the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 79 – Z-0068-85(63)

MINUTES – Continued:

There was no further discussion.

NOTE: COMMISSIONER TRUESDELL disclosed that his company manages the common area of the Technology Park, but does not have any financial interest in any of the properties.

(12:21 – 12:23)

4-2880

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to depict wheel stops along all landscape planters and pedestrian walkways and zero curb at handicap access aisles.
4. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JULY 25, 2002

Planning and Development Department

Item 79 – Z-0068-85(63)

CONDITIONS – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. The trash enclosure shall be fully enclosed and architecturally compatible with the office building one-site.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. This site shall connect to public sewer upon development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
17. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0068-85(64) - SUNRISE MOUNTAINVIEW HOSPITAL - Request for a Site Development Plan Review and a Reduction of the Landscape Planter Finger Requirement FOR A PARKING LOT ADDITION TO MOUNTAINVIEW HOSPITAL on 2.14 acres at 3100 North Tenaya Way (a portion of APN: 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 8/21/2002.

MINUTES:

LAURA MARTIN, Planning and Development, stated this parking lot expansion for the hospital will meet all City codes with the exception of the tree diamonds in place of the parking lot fingers, which staff finds acceptable as it matches the current conditions on the site. Staff recommended approval subject to the conditions.

DARCY WENZEL, KGA Architecture, 4170 South Decatur Boulevard, #B-5, appeared on behalf of the hospital. She concurred with staff's conditions.

There was no further discussion.

NOTE: COMMISSIONER TRUESDELL disclosed that his company manages the common area of the Technology Park, but does not have any financial interest in any of the properties.

(12:23 – 12:25)

4-2960

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 80 – Z-0068-85(64)

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit to depict wheel stops along all landscape planters and pedestrian walkways and zero curb at handicap access aisles.
4. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 80 – Z-0068-85(64)

CONDITIONS – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, one-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TA-0010-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to establish criteria for certain events allowed by temporary commercial permit.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

LAURA MARTIN, Planning and Development, stated staff would like to amend the Zoning Code to provide further clarification for classifications of temporary uses and to take a more tolerant stance on allowing temporary uses that are associated within an established commercial business with valid business licenses. This request requires four new definitions, which define parking lot and sidewalk sales, seasonal outdoor sales, temporary construction field yards, and temporary outdoor commercial events. Subsequently, revisions to the land use table include the addition of these new uses and the creation of a temporary use section to capture all the temporary uses allowed by the Zoning Code. Other minor changes include adding a standard condition, which establishes setup and dismantling provisions and holding property owners as well as applicants responsible for the site cleanup. This was only advertised in the newspaper. Staff recommended approval.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 81 – TA-0010-02

MINUTES – Continued:

LINDA MAPLE THORPE, 8310 Fisher Avenue, appeared in approval. She works on Christmas trees and these TCP's mean a lot to her. Any time there is anything involving TCP's she would like to be included.

JAMES KOHL, 7925 Bridge Gate, appeared in approval. He has a Christmas tree business. He would like to be kept apprised of any development that would involve his business.

There was no further discussion.

(6:07 - 6:08)

1-200

CONDITIONS:

1. Move Temporary Construction Field Yard from Title 19A.04.010 Table 2. Land Use Tables – Office & Professional to Title 19A.04.010 Table 2. Land Use Tables – Temporary Uses as a permitted use in all zoning districts with approval of a Temporary Commercial Permit.
2. Move Temporary Real Estate Sale Office from Title 19A.04.010 Table 2. Land Use Tables – Retail & Professional Services to Title 19A.04.010 Table 2. Land Use Tables – Temporary Uses as a conditional use in the U (Undeveloped), R-A (Ranch Acres), R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-MH (Mobile/Manufactured Home), and R-MHP (Residential Mobile/Manufactured Home Park) districts, and as a permitted use in the P-R (Professional Office and Parking), N-S (Neighborhood Service), O (Office), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts.
3. Remove Temporary Carnival, Circus or Amusement Ride from Title 19A.04.010 as a permitted use in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts with approval of a Temporary Commercial Permit.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 81 – TA-0010-02

CONDITIONS – Continued:

4. Remove Temporary Christmas Tree Sales Lot & Similar Uses from Title 19A.04.010 as a permitted use in the P-R (Professional Office and Parking), N-S (Neighborhood Service), O (Office), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts with approval of a Temporary Commercial Permit.
5. Add Parking Lot/ Sidewalk Sale to Title 19A.04.010 Table 2. Land Use Tables – Temporary Uses as a permitted use in the N-S (Neighborhood Service), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts with the approval of a Temporary Commercial Permit.
6. Add Seasonal Outdoor Sales to Title 19A.04.010 Table 2. Land Use Tables – Temporary Uses as a permitted use in the P-R (Professional Office and Parking), N-S (Neighborhood Service), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts with the approval of a Temporary Commercial Permit.
7. Add Temporary Outdoor Commercial Event to Title 19A.04.010 Table 2. Land Use Tables – Temporary Uses as a permitted use in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) zoning districts with the approval of a Temporary Commercial Permit.
8. Replace Title 19A.18.100(C), Permitted Uses, with the following:

The following temporary uses may be permitted by means of the issuance of a Temporary Commercial Permit:

7. A Temporary Construction Field Yard in conjunction with an approved development project; provided however, that no permit is required when the contractor's construction yard is located on the same site as the approved development and is operated in conformance with all city standards.

8. Seasonal Outdoor Sales; provided however, that such sales are limited to a maximum of 30 days prior to the specified holiday, and that no permit is required when sales are in conjunction with the operation of an established commercial business with a valid business license on the same site as the sale and are operated in conformance with all city standards. The sale of fireworks prior to Independence Day does not require the issuance of a Temporary Commercial Permit; however, a U.F.C. fire permit from the Fire Prevention Division of the City of Las Vegas Fire and Rescue Department must be issued.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 81 – TA-0010-02

CONDITIONS – Continued:

9. Parking Lot/Sidewalk Sales; provided however, that such sales are limited to a maximum of 7 days, shall occur no more than four times within a calendar year, and that the sales are only allowed in conjunction with the operation of an established commercial business with a valid business license on the same site as the sale.
 10. Temporary Outdoor Commercial Events; provided however that such events are limited to a maximum of 30 days, and shall occur no more than six times within a calendar year.
 11. The sales of new automobiles, new trucks, or new boats at a shopping mall of at least 90 acres in size and located in the C-1 (or a less restrictive) Zoning District. At any one shopping mall, no more than four sales events may occur within any twelve-month period, and no one sale event may last more than three days.
 12. Any other temporary use that is similar to those enumerated in this section and which in the opinion of the Director, is compatible with the zoning district and surrounding land uses.
9. Replace Title 19A.18.100(E), Conditions of approval, with the following:
- In approving a Temporary Commercial Permit, the Director (or, upon appeal, the Planning Commission) may impose conditions, restrictions or limitations as deemed necessary to ensure that the activity will be consistent with Section (H) of this subchapter. Such conditions may include, but are not limited to the following:
10. Provisions for temporary parking facilities, including vehicle ingress and egress;
 11. Measures to prevent or reduce nuisance factors such as glare, excessive illumination, noise, vibration, smoke, dust, dirt, odors, gases and heat;
 12. Regulation of placement, height, size and location of structures, facilities, landscaping and equipment, including provision for buffering and separation;
 13. Provisions for sanitary facilities and for waste collection and disposal;
 14. Measures to promote safety and security;
 15. Regulation of signs and other attention-gaining devices;
 16. Regulation of operating hours and duration of the temporary commercial use;
 17. Regulation of set-up and dismantling hours and duration;
 18. Compliance with applicable provisions of the Las Vegas Municipal Code;
 19. Any other conditions which will ensure the operation of the proposed temporary use is conducted in an orderly, efficient manner and in accordance with the intent and purpose of this subchapter.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 81 – TA-0010-02

CONDITIONS – Continued:

10. Replace Title 19A.18.100(G), Cleanup of Temporary Site, with the following:

The holder of a Temporary Commercial Permit and the owner(s) of record for the property are jointly and severally responsible for leaving the property free of debris, litter or other evidence of the temporary use immediately upon completion or removal of the use.

11. Add the following definition to Title 19A.20.020:

Parking Lot/ Sidewalk Sale. The promotional sales event that is conducted outside the confines of the commercial or manufacturing structure in which business is normally conducted and that occurs on a paved or concrete area on the same lot or within the same commercial subdivision as the structure.

12. Add the following definition to Title 19A.20.020:

Seasonal Outdoor Sales. The temporary outdoor sale and display of holiday goods during only the following nationally recognized holidays: Christmas (trees), Halloween (pumpkins), Valentine's Day (flowers), and Mother's Day (flowers). Seasonal Outdoor Sales does not include firework sales for Independence Day.

13. Add the following definition to Title 19A.20.020:

Temporary Construction Field Yard. An on-site or off-site facility for the storage of construction materials and equipment intended for use in conjunction with a specific development, to be removed at the time the development is completed, and which may include a temporary batch plant.

14. Add the following definition to Title 19A.20.020:

Temporary Outdoor Commercial Event. A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert at a location other than a stadium, auditorium or other public assembly facility designed to accommodate such an event. One day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Metropolitan Police Department, or grand openings of new businesses which meet all Fire Department requirements are not considered temporary outdoor commercial events.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TA-0016-02 - CITY OF LAS VEGAS - Request to amend a portion of the Town Center Development Standards in order to restrict uses in the SX-TC (Suburban Mixed Use - Town Center) designation within 330 feet of the south side of the proposed S-Curve alignment to Office uses, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - DENIED – UNANIMOUS with TRUESDELL abstaining

This is final action.

MINUTES:

GARY LEOBOLD, Planning and Development, stated that this amendment will add language to Section A.3.D of the Town Center design standards manual regarding the Suburban Mixed Use District, SX-TC. The effect of that language will limit the height to within 330 feet and limit uses to office and office related activities. Staff recommended approval.

There was no further discussion.

NOTE: See Item 41 [GPA-0019-02] and Item 42 [Z-0043-02] for further discussion.

(8:25 – 9:00)

2-1840

RECESS



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 25, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

AL GALLEG0, Citizen of Las Vegas, felt there should be boards in the chambers indicating the abeyance and withdrawal requests that are facing the doorway on both sides of the chambers. It would be possible for a person to sit in the Chambers for hours before realizing their item will not be heard. CHAIRMAN GALATI added that he would announce throughout the evening the items that have been held in abeyance or withdrawn.

ROBERT GENZER, Planning and Development, thanked JOEL McCULLOCH for six years of service with the City of Las Vegas. He has returned to the County where he started his career. He came to this meeting on his own time because he had worked on certain items while he was employed by the City.

COMMISSIONER BUCKLEY thanked everyone involved with the Planning Commission as he will only have one more meeting before his term expires.

(12:25 – 12:26)

4-3040

MEETING ADJOURNED AT 12:26 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK